

KCStat

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July 24, 2017

#KCStat

Housing

Objective:

Implement a new five-year
consolidated plan and Fair
Housing Initiative

Housing

To sustain the City's diverse housing for all income groups through strategic planning and well-designed developments, with an emphasis on revitalizing aging neighborhoods.

How To Get There: 2017-2022 City Objectives For Housing

Objectives relating to Housing Accessibility/Availability		Target Timeframe
3	Develop a new City Housing Policy that addresses all housing types, including very low income, affordable, workforce, and market rate	April 2017
2	Implement a new five-year consolidated plan and Fair Housing Initiative	2017
6	Support establishment of a new local housing financing organization that offers single family rehabilitation and new infill construction to support home ownership opportunities	April 2018
7	Integrate the results of the Market Value Analysis into City housing and economic development strategies	2017
Objectives relating to Housing Quality		Target Timeframe
1	Perform targeted housing condition surveys	July 2017
4	Develop and implement strategies that increase the proportion of children living in lead-free homes	May 2018
5	Implement a Healthy Homes Inspections program through the Health Department to protect rental property occupants from environmental hazards and improve energy efficiency	May 2018
8	Neighborhoods and Housing Services, Environmental Quality, and the Health Department collaborate and identify funding sources to improve and maximize energy efficiency to reduce costs for the residents of Kansas City, with emphasis on low-income householders, and multi-family low-income housing.	May 2018

2017-2022 Measures of Success

Measures of Success	FY15 Actual	FY16 Target	FY16 Actual	FY17 Target	FY17 Actual	FY18 Target
Emergency home repairs completed	313	280	297	280	299	303
Affordable housing units created	30	100	83	137	163	235
Number of homes remediated for lead	62	50	80	50	73	82
Children screened for elevated blood lead	1,992	2,000	1,725	2,000	1,356	2,000

Housing Accessibility /Availability

Objective:

Develop a new City Housing Policy that addresses all housing types, including very low income, affordable, workforce, and market rate

Strategic Housing Principles

Anticipating Demand

- Data forecasting should be employed by the City to reinforce that housing policy decisions are responsive to the private market while not artificially stimulating housing demand
- **Strategies & Examples:**
 - Using the Market Value Analysis (MVA) data, community surveying, and peer city benchmarking to understand any shortfall in housing unit production or level of need for preservation of existing housing

Strengthening the City

- Housing policies should support both local needs and position the city to meet or exceed housing alternatives in peer cities

Strategic Housing Principles

Building from Strength / Investment

- Prioritizing city-supported housing development efforts based upon adjacency to stable and emerging housing markets
- **Strategies & Examples**
 - Begin implementation of the KC-CUR plan (from 18th -51st Streets, Troost to Prospect) and identify it as a Consolidated Plan Priority Area
 - Support implementation of the Center City Proactive Tax Increment Financing Plan (from 27th to 47th Streets, Harrison to 71 Highway)

Providing a Mix of Housing Alternatives

- The City's housing policies should encourage the creation /retention of housing units at all levels of affordability, *and emphasize co-location of different housing types and units of varying levels of affordability.*
- **Strategies & Examples**
 - Establish a Housing Trust Fund to support special needs, very low income, and elderly housing programs.
 - Leverage financing for mixed-income rental projects using state and federal funds

Strategic Housing Principles

Filling Housing Rehab Gap

- Preparation of a financing strategy for City supported housing development to eliminate the gap between the cost of housing unit construction and its appraised value at the time of its completion
- ***Strategies & Examples***
 - Work with a consortium of private financial institutions to create an acquisition loan program for first-time buyers
 - Consider lease-purchase of homes for residents who are unable to qualify for conventional financing
 - Establish a new housing rehabilitation loan fund for single-family rehabilitation

Strategic Housing Principles

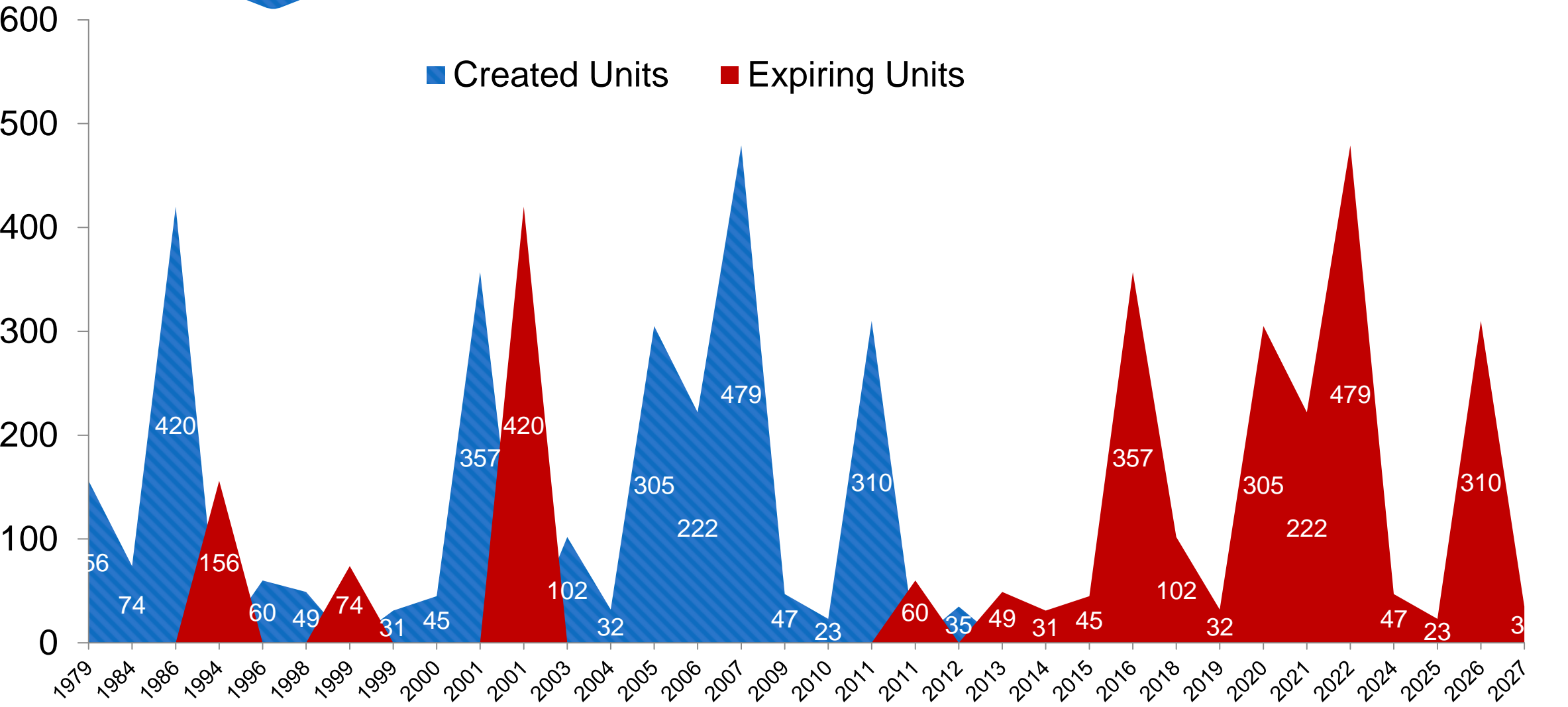
Measuring Progress

- Using Metrics Identified in the City's Affirmative Fair Housing (AFH) Plan - Utilization of the City's AFH to identify strategies in the establishment of a housing diversity plan and to monitor its benefits utilizing the AFH's identified metrics.
- **Strategies & Examples**
 - Perform housing condition surveys on a cyclical basis
 - Evaluate neighborhood quality of life issues related to safety and security, accessibility and mobility, promoting public health, fostering local/occupant prosperity, conserving physical and financial resources, mitigating climate change

Near Term Issue: Affordable Housing Preservation

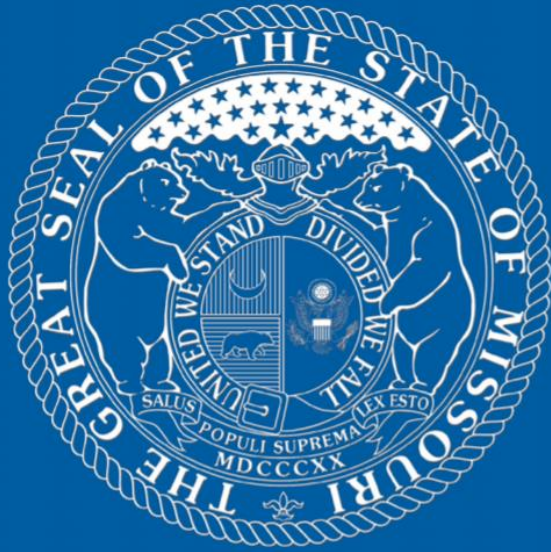
- The preservation of existing, quality affordable housing is a priority.
 - The focus will be on maintaining the affordability of either subsidized or unsubsidized multifamily developments and rental homes that are at risk, for a number of reasons, of becoming no longer affordable for low to moderate (workforce) income households.
 - There are a number of model programs that can be used to provide assistance in the preservation of these units.
 - Some of the models include preservation equity and development funds, re-syndication of Low Income Housing Tax Credits (LIHTC), funding through mixed income developments that include HOME Funds and favorable mortgage financing from HUD.
 - In addition, opportunities for single family home financing in targeted areas through a coordinated funding stream may be an option with foundation assistance.
 - The City will document and track, to the extent possible, expiring affordability of properties, currently, subsidized especially in the Downtown Area Plan and other areas of market strength.

Case Study of Preservation Issue: Creation/Expiration of Affordable Units in Downtown



Source: Downtown Council

Proposed Changes to Tax Credit Programs by Governor's Committee



THE GOVERNOR'S COMMITTEE ON
Simple, Fair, and Low Taxes

1. Underperforming tax credit programs should be subject to the appropriations process. State-issued tax credits should be denied if it does not show a positive fiscal return to the state, if the recipient fails to show a technical ability to perform, or if the activity would occur without state incentives.
2. The State Low Income Housing Tax Credit (LIHTC) program should be converted into a low interest loan program for affordable housing construction.
3. The State Historic Preservation Tax Credit Program and the State Brownfield Redevelopment Program, should be converted to a new Rehabilitation Tax Credit program, with an annual cap of \$50 million, as opposed to the current Historic Preservation cap of \$140 million.
4. The Director of Revenue should repeal all outdated or inapplicable regulations, create a statewide tax advisory committee and recommendations for the appointment of a Taxpayer Advocate.

Low Income Housing Tax Credit Housing Unit Production, 2011-2017

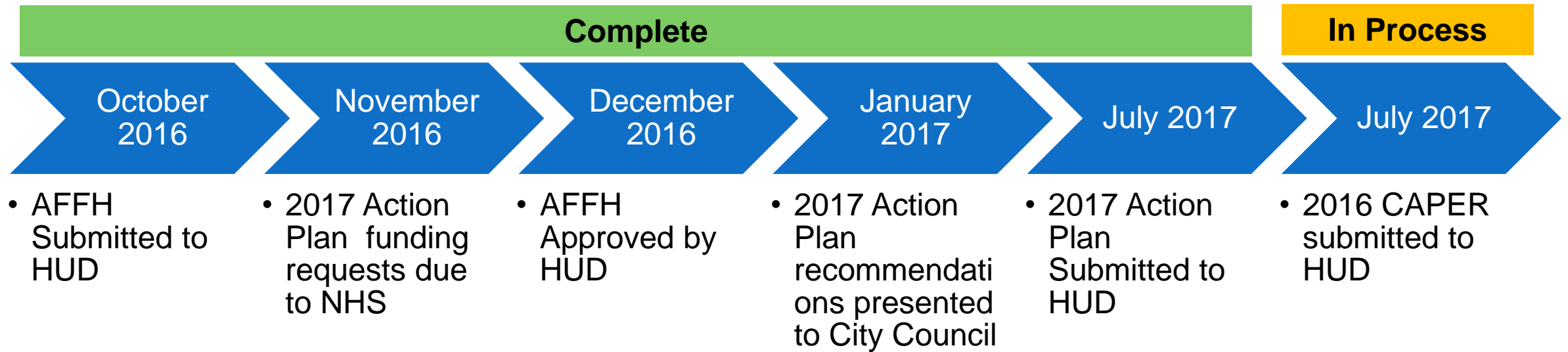
Type of Tax Credit/Housing Unit	Complete	In Progress	Total
9% - Family	191	383	574
4% - Family	175	535	710
<u>Total Family</u>	<u>366</u>	<u>918</u>	<u>1,284</u>
9% - Senior	182	206	388
4% - Senior	89	85	174
<u>Total Senior</u>	<u>271</u>	<u>291</u>	<u>562</u>

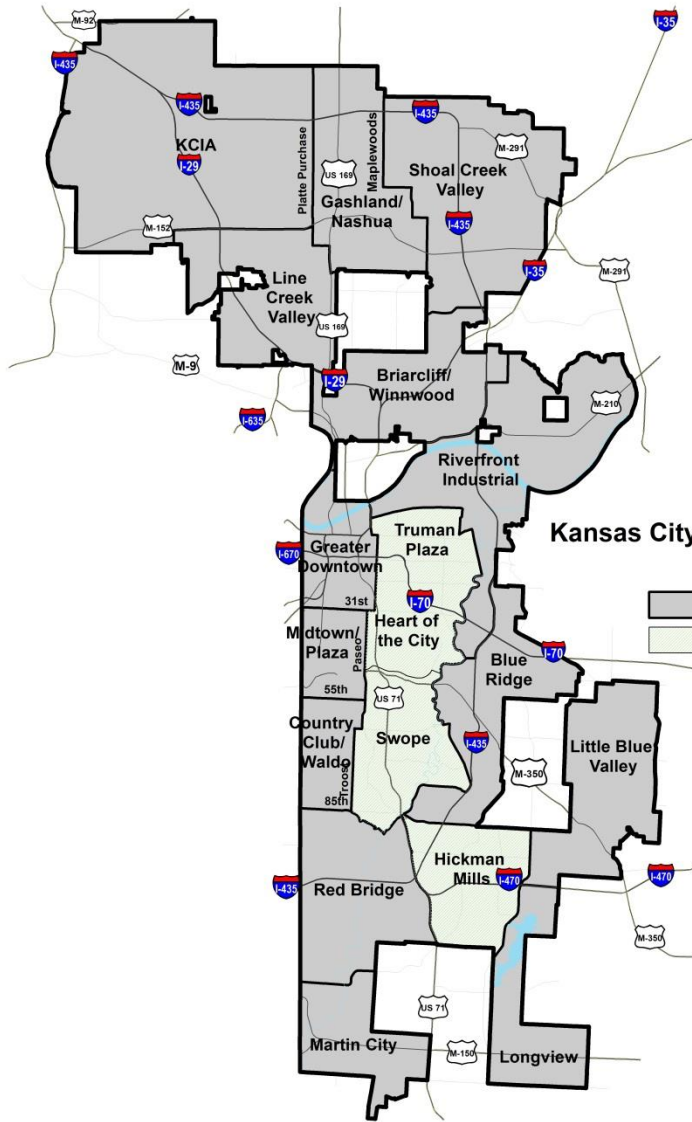
Total tax credits over the time frame for KCMO projects:
\$112,685,500

Future Goals of Broad-Based Housing Policy

- Assist Kansas City policymakers and public administrators with prioritizing and supporting initiatives jointly promoted and agreed to by non-profit and/or for-profit developers/stakeholders and deemed “a public benefit priority” by the City of Kansas City
- Guide decisions by Kansas City elected officials and administrators on the allocation of public resources to leverage other public or private resources to enhance priorities
- Achieve strategies identified in the Housing Goal
- Align project development and implementation of the Five-Year Consolidated Plan with the City’s FOCUS statements and ensure projects are identified and targeted for development within the City’s eighteen Area Plans—four areas are identified as “Priority Areas” and fourteen as “Opportunity Areas”
- Inform developers, public officials and other stakeholders of likely City priority projects and target areas
- Complement broad-based economic development policy through leveraging housing development resources with economic development incentive tools
- Help align housing development projects with neighborhood revitalization priorities.

2017 Consolidated Action Plan Schedule





Area Plan Locations within Kansas City, Mo.

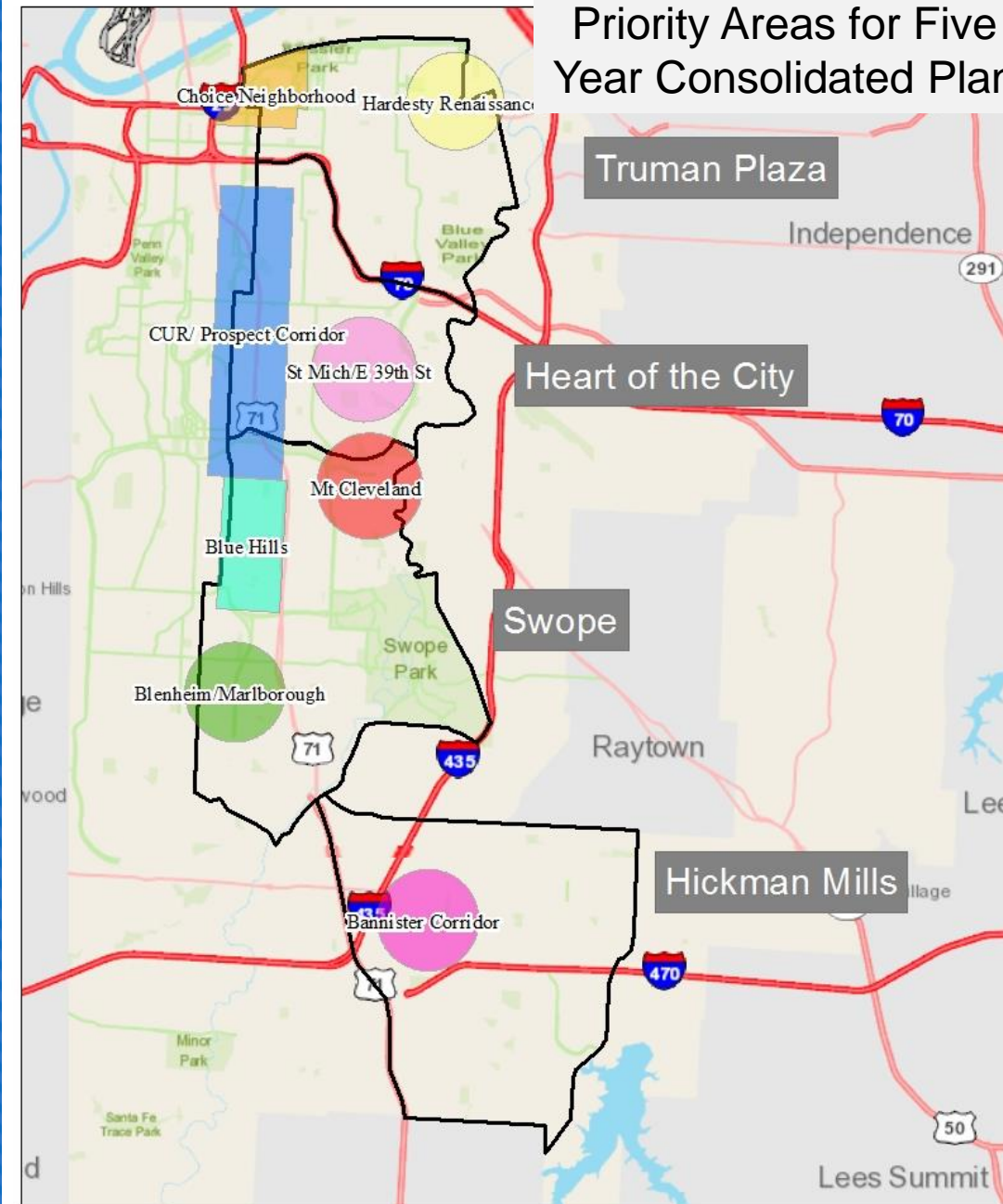
Prepared by: City Planning and Development Department
City of Kansas City, Missouri
August 2016

3
Miles



Path: C:\Users\valinero\OneDrive\David_Vallinero\ArcGIS\MapAreaPlans.aprx.mxd

Priority Areas for Five Year Consolidated Plan



Priority Areas within Kansas City, Mo.

Prepared by: Neighborhoods and Housing Services
City of Kansas City, Missouri
January 2017

0 0.75 1.5 3 Miles



2017 Funding Recommendations Total: \$ 11,583,089

Community Development Block Grants (CDBG)	Funding Recommendations
Minor Home Repair Services/Development by City and CDCs	\$3,090,785
Public Facilities	\$1,524,059
Planning and Administration	\$1,421,772
Homeless Prevention, Child Care, Youth Svcs, Senior Svcs, Other Svcs.	\$1,105,245
Systematic Code Enforcement	\$500,000
Section 108 Debt Repayment	\$470,000
Economic Development	\$257,000
<u>Total</u>	<u>\$8,368,861</u>
HOME Investment Partnerships Program (HOME)	
Rental Housing Development	\$640,170
Single Family Housing Development	\$347,250
Community Housing Development Organizations	\$192,750
Administration	\$131,129
<u>Total</u>	<u>\$1,311,299</u>

2017 Funding Recommendations

Emergency Shelter Grants (ESG)	Funding Recommendations
Rapid Re-housing Activities	\$411,048
Shelter Operations	\$202,500
Administration	\$35,915
<u>Total</u>	<u>\$649,463</u>
Housing Opportunities for Persons with AIDS (HOPWA)	
Housing Assistance	\$1,049,563
Transitional Housing	\$166,300
Administration	\$37,603
<u>Total</u>	<u>\$1,253,466</u>

Total for all: \$11,583,089

Housing Action Plan Outputs

CDBG	2016 Outputs	2017 Projected Outputs
Minor Home Repair Services/Development by City and CDCs	303 repairs	350 repairs
Public Facilities	8 facilities	6 facilities
Homeless Prevention, Child Care, Youth Services, Senior Services, Other Services	9,701 people	10,000 people
Systematic Code Enforcement	935 properties	950 properties
Remediated Properties	424 properties	450 properties
Economic Development	<ul style="list-style-type: none"> • 42 jobs • 246 Sec 3 certifications • 161 businesses assisted • 5 businesses created 	<ul style="list-style-type: none"> • 50 jobs • 250 Sec 3 certifications • 165 businesses assisted • 5 businesses created

Housing Action Plan Outputs

HOME	2016 Outcomes	2017 Projected Outcomes
Multi- Family Housing Development	163 units	92 units
Single- Family Housing Development	11 units	15 units

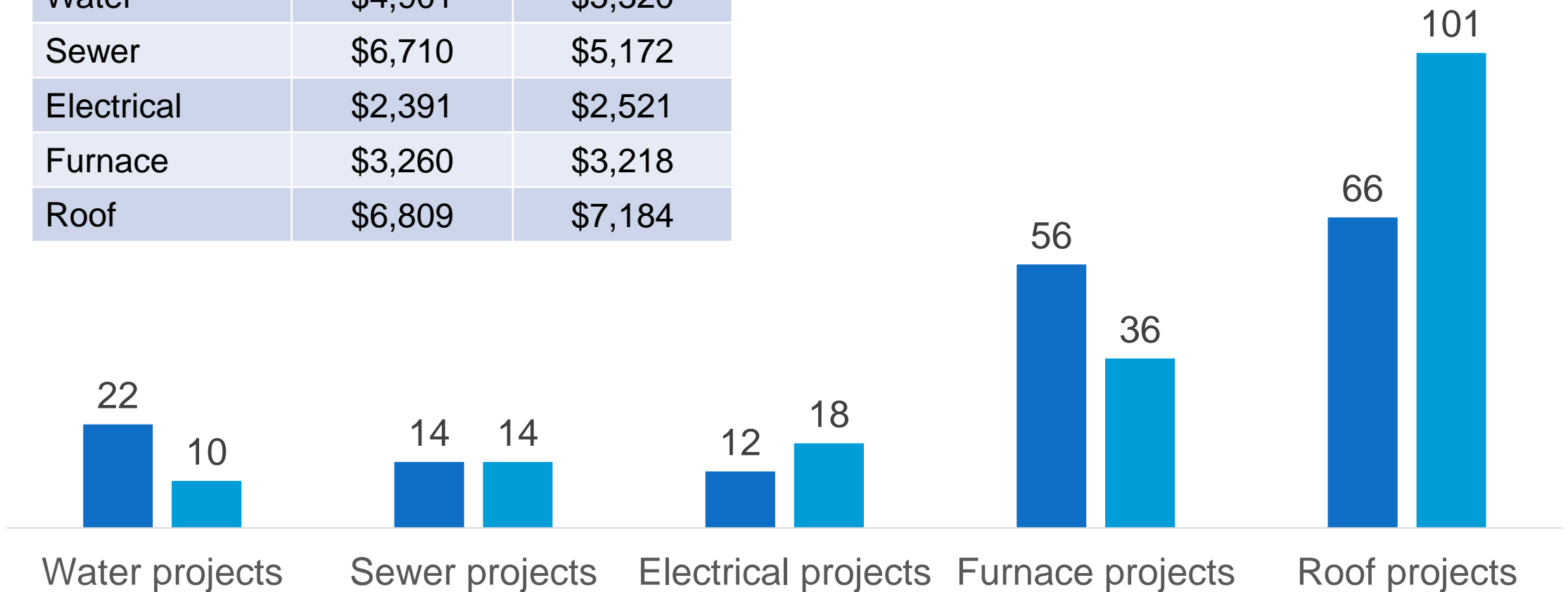
Minor Home Repair – Who Received?

	2014-2015	2015-2016
Number of projects	170	179
Percent of recipients who are...		
Extremely low income	61%	62%
Low income	39%	38%
Elderly	48%	53%
Female head of household	36%	21%
African-American	68%	74%
Multi-racial/other non-white race	23%	13%

Minor Home Repair – What Has Been Done?

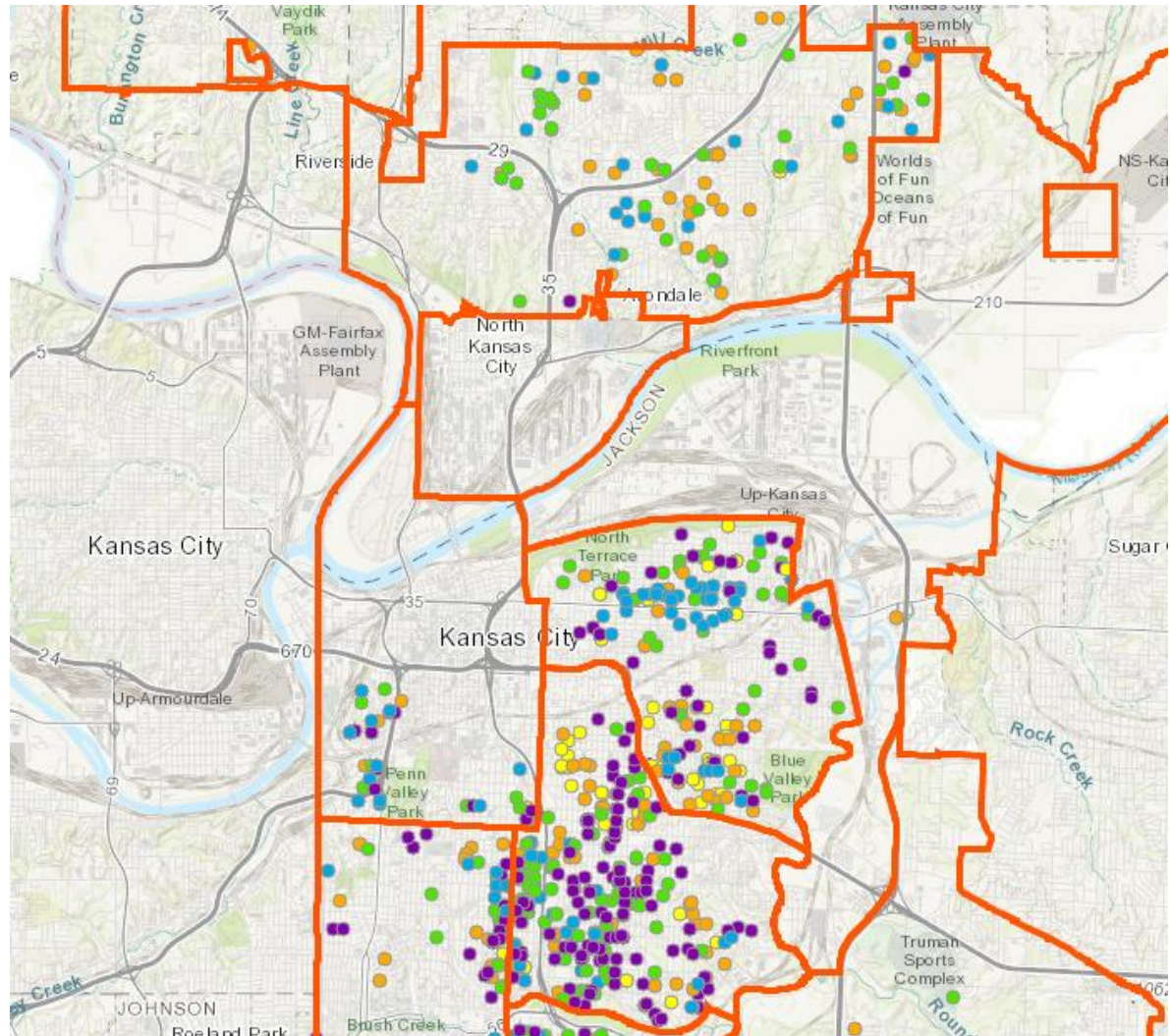
Average Cost	2014-2015	2015-2016
Water	\$4,901	\$5,320
Sewer	\$6,710	\$5,172
Electrical	\$2,391	\$2,521
Furnace	\$3,260	\$3,218
Roof	\$6,809	\$7,184

■ 2014-2015 ■ 2015-2016



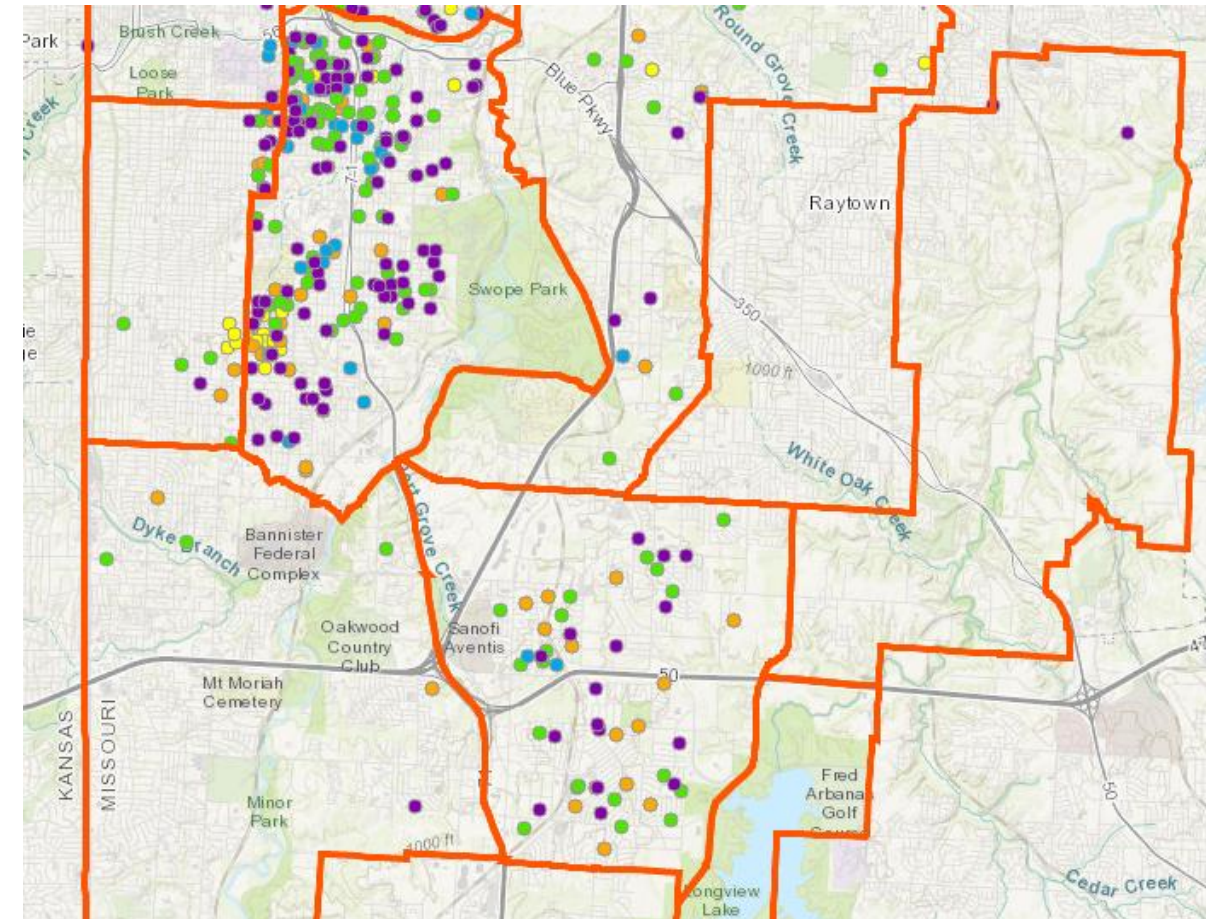
Minor Home Repair – Where Did They Go?

Minor Home Repairs 2011-2016 with Area Plan boundaries



Minor_Home_Repairs_2012_2016

- 2012
- 2013
- 2014
- 2015
- 2016



Objective:

Support establishment of a new local housing financing organization that offers single family rehabilitation and new infill construction to support home ownership opportunities

Overview of Plan to Address Rehab Funding Gap

- Public/Private partnership between six banks and City of Kansas City
 - City would contribute \$1.0 Million toward loan loss reserve and up to \$4.0 Million for a low interest 2nd Mortgage fund
 - Leverage with \$10 Million from banks to capitalize loan fund
- Estimated 600-plus single family houses in Land Bank, plus existing owner-occupied single family homes
- Program would be geographically targeted and focused on attracting households desiring homeownership and out of renting
 - Home buyer education/counseling component & contractor participation process

Example: Acquisition/Rehab

Appraised Value = \$30,000

Costs for Buyer:

Acquisition/Closing Costs \$ 3,000

Rehabilitation Costs \$ 40,000

Total "All-In" **\$ 43,000**

Available Financing:

Bank loan (80% Loan to Value) \$ 24,000

Gap in Financing: **\$ 19,000**

Next Steps/Timeline

Spring 2017: Secure commitments from the six banks: Arvest; Central Bank of the Midwest; Commerce; Liberty; UMB; and U.S. Bank.

August 2017: Develop financing structure (loan term sheet) and present to banks

Finalize commitments from banks

RFP for organization to service and manage loans

Goal: Establish in 2017

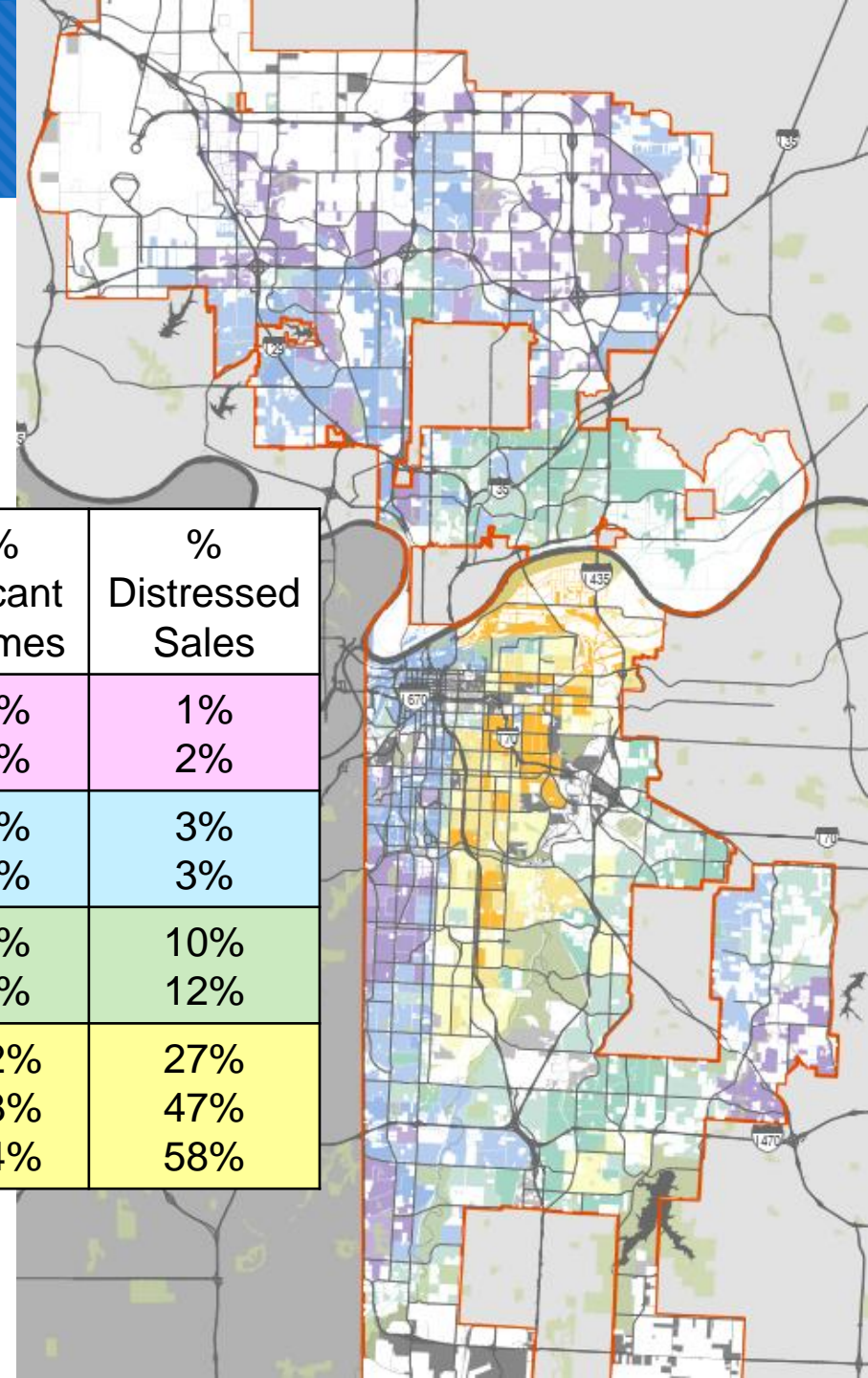
Objective:

Integrate the results of
the Market Value Analysis
into City housing and
economic development
strategies

Market Value Analysis Findings

Dynamic map and downloadable data available at:
<http://kcmo.gov/planning/market-value-analysis>

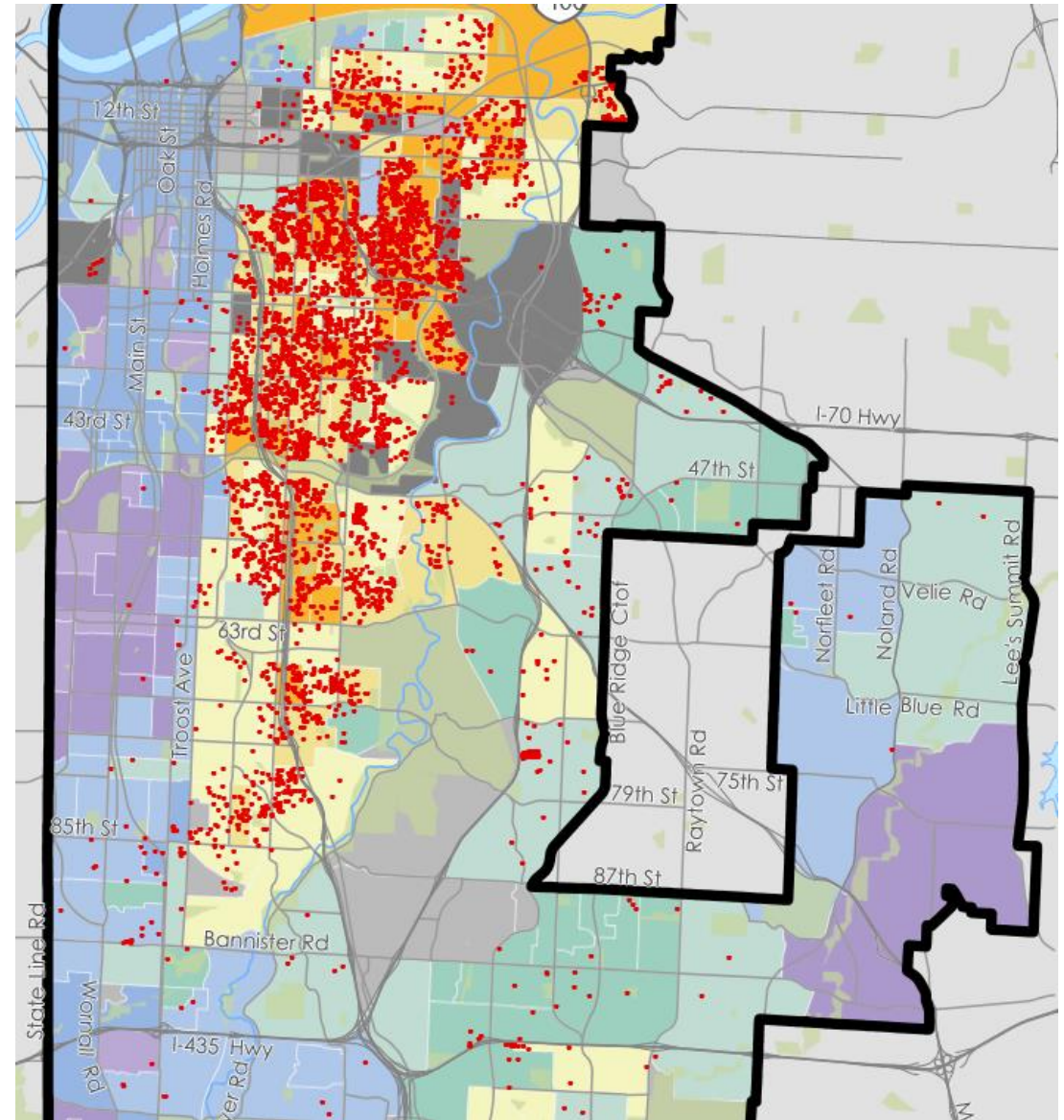
Color	Letter	% of Residents	Median Sales Price	% Owner Occupancy	% Homes with Permits	% Homes with Violations	% Vacant Homes	% Distressed Sales
Purple	A	18%	\$318,900	89%	12%	3%	2%	1%
	B		\$294,847	74%	20%	4%	1%	2%
Blue	C	34%	\$173,861	30%	13%	13%	3%	3%
	D		\$154,520	80%	5%	7%	1%	3%
Green	E	22%	\$84,335	74%	3%	14%	4%	10%
	F		\$93,351	42%	4%	14%	5%	12%
Yellow	G	20%	\$39,034	52%	3%	23%	12%	27%
	H		\$18,962	50%	2%	23%	23%	47%
	I		\$6,175	45%	2%	19%	24%	58%



MVA Applications: Land Bank

- 94% of Land Bank properties are in the most distressed markets (G/H/I)
- Market type and surrounding market types provide insight for the Land Bank in marketing and selling homes and properties

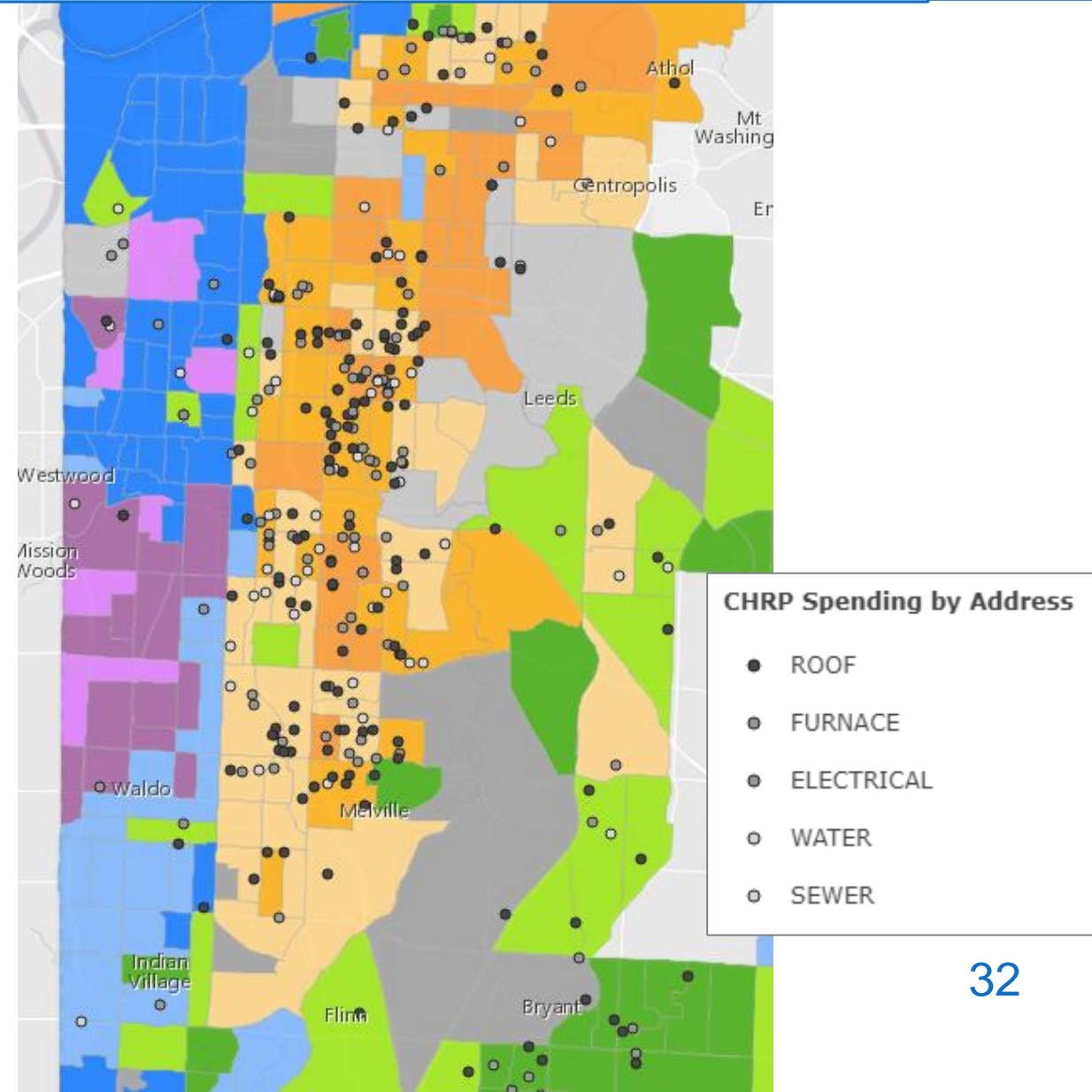
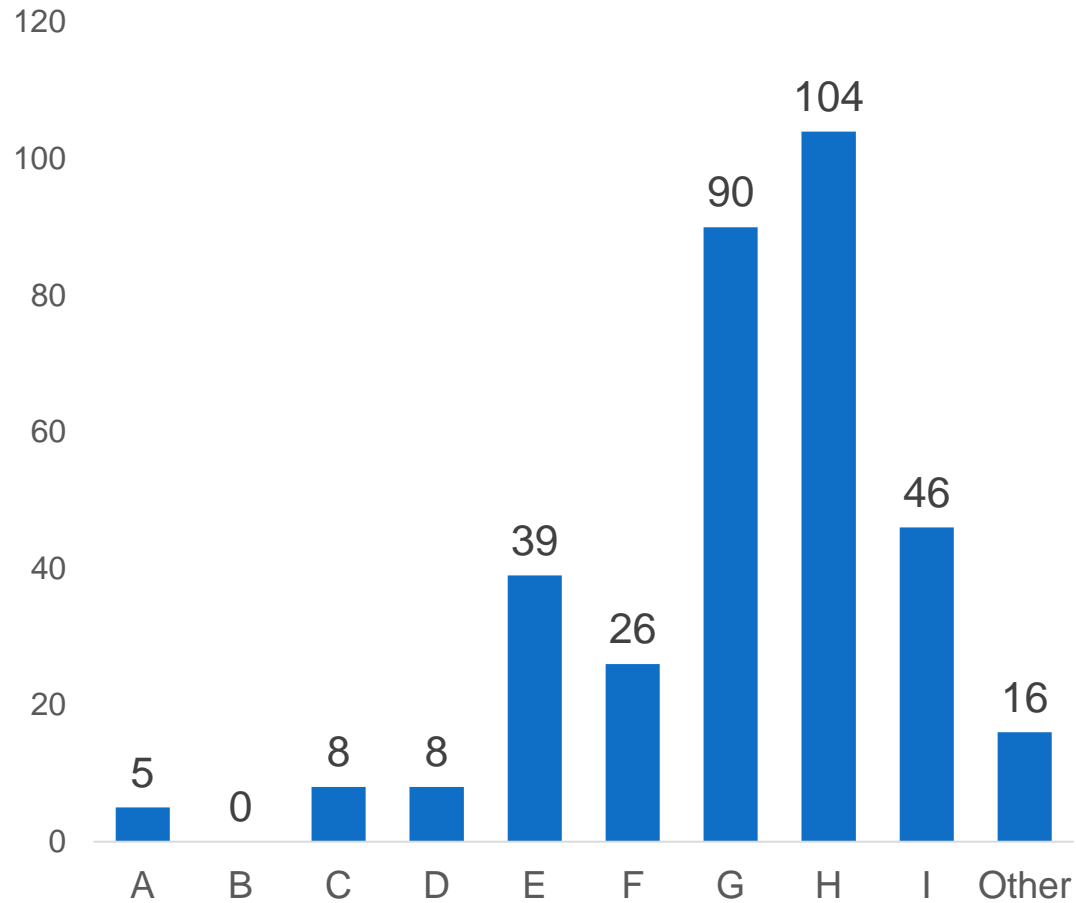
Inset of Land Bank and Homesteading Authority
Properties Over MVA Categories



MVA Applications: Minor Home Repair

Inset of 2014-15 and 2015-16 Minor Home Repairs
Over MVA Categories

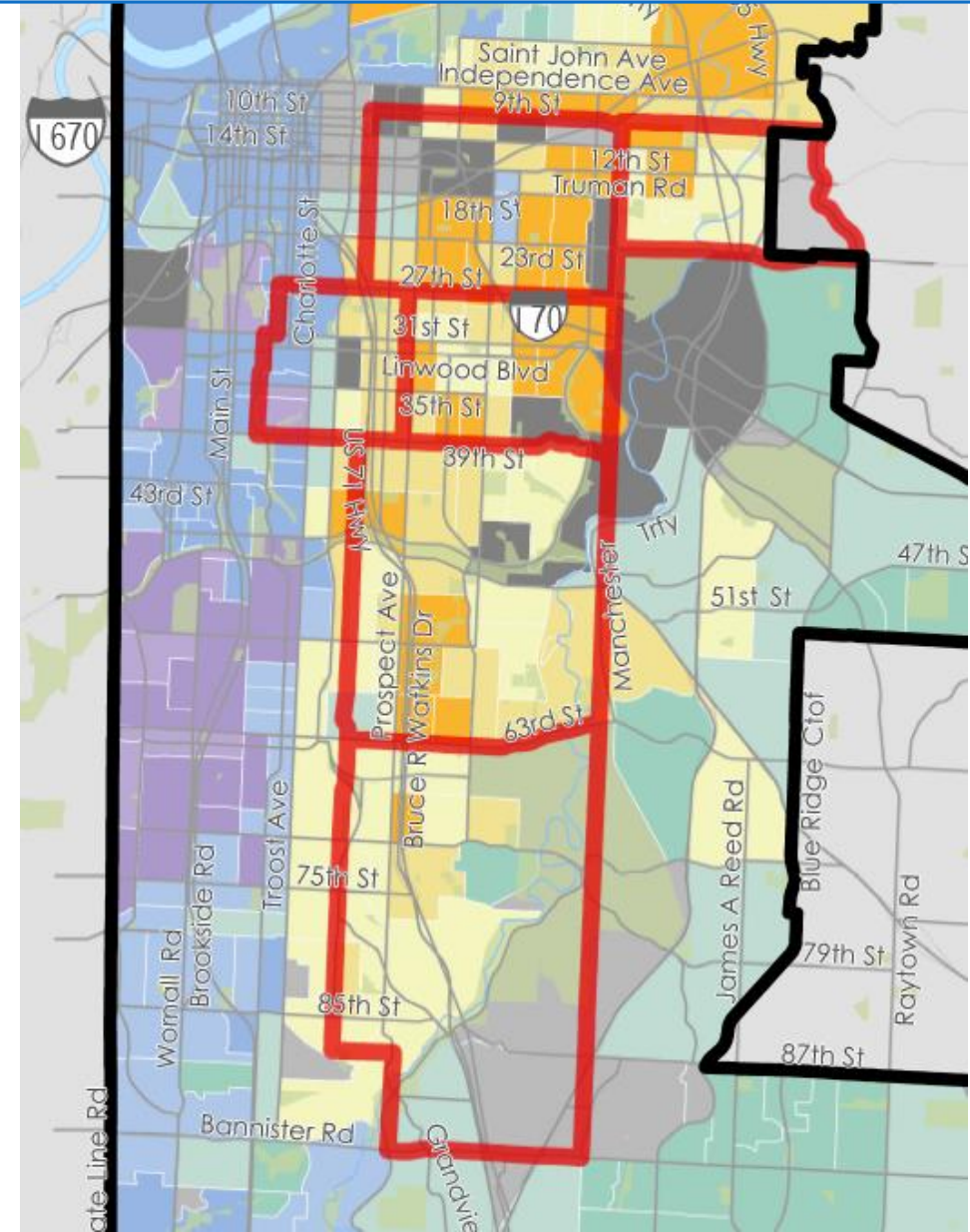
2014-15 and 2015-16 MHR by MVA
Category



MVA Applications: Life Expectancy

Inset of Lowest Life Expectancy ZIP Codes Over
MVA Categories

- Helps illustrate the relationship between the built environment, economic conditions, and health outcomes
- Can be used to target opportunities for investment.



Other Internal and External MVA Applications

Internal

- City Planning is using within Area Planning process
- Neighborhood Preservation is interested in using within code enforcement process

External

- UMKC Center for Neighborhoods has integrated into their curriculum for neighborhood leaders
- Alt-Cap is exploring opportunities for application with their lending products
- City staff are continually reaching out to stakeholder groups to introduce the tool within different sectors and subject areas.

Housing Quality

Objective:

Perform targeted housing
condition surveys

Housing Condition Analysis Status – Currently Unfunded

- UMKC has worked with the city on several housing condition surveys over the past two decades.
- The survey has captured information about the quality of the structure, grounds, and infrastructure on a parcel by parcel basis.
- Not only would this allow the city to delve into how housing condition interacts with housing markets (i.e. is housing condition the primary factor in all distressed markets?) but since we have historical data we could also understand how neighborhoods have improved or declined over the last two decades.
- The cost for UMKC to administer the survey was estimated in a proposal at \$1.80/parcel (thus 50,000 parcels would cost \$90,000). If funding can be identified, staff feel that the Housing Condition survey would be a useful tool to help hone in on the needs of targeted neighborhoods or areas.

Objective:

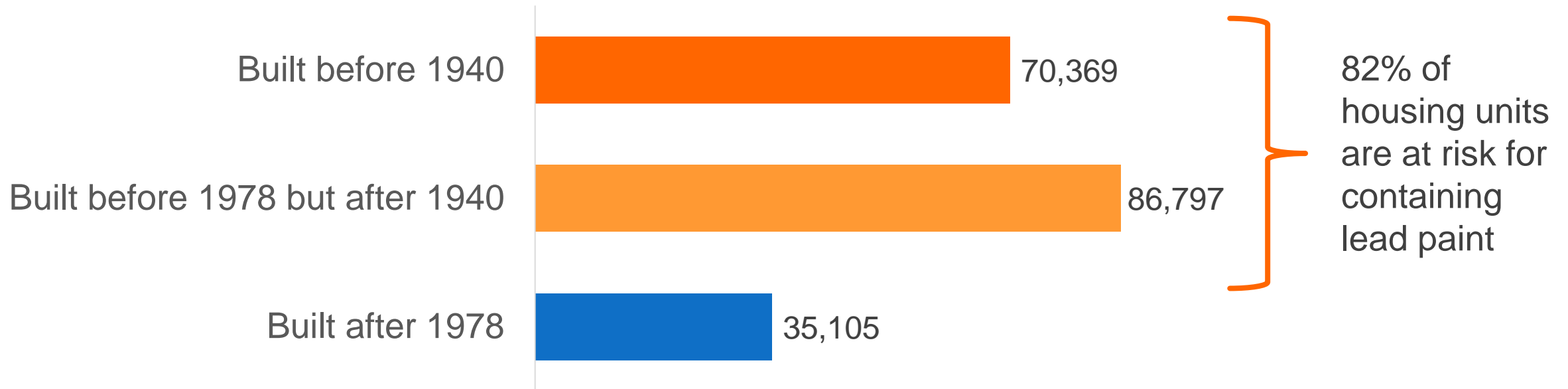
Develop and
implement strategies
that increase the
proportion of children
living in lead-free
homes

Impact and Extent of Lead Paint

Lead is an established neurotoxin that harms the brain, particularly for children, whose brains are developing. Research has linked exposure to lead with violent crime¹ and mental illness².

A primary source of exposure to Americans is lead paint in homes built before 1978.

Housing Units in KCMO by Year Built



Source: Health Department

¹ http://scholar.harvard.edu/files/jfeigenbaum/files/feigenbaum_muller_lead_crime.pdf

² <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC2917196/>

Effects of Lead Poisoning

Severe lead poisoning

- Very severe lead exposure in children (blood lead levels \geq 380 $\mu\text{g/dL}$) can cause coma, convulsions, and even death.

Lead poisoning

- Lower levels cause adverse effects on the central nervous system, kidney, and hematopoietic system.

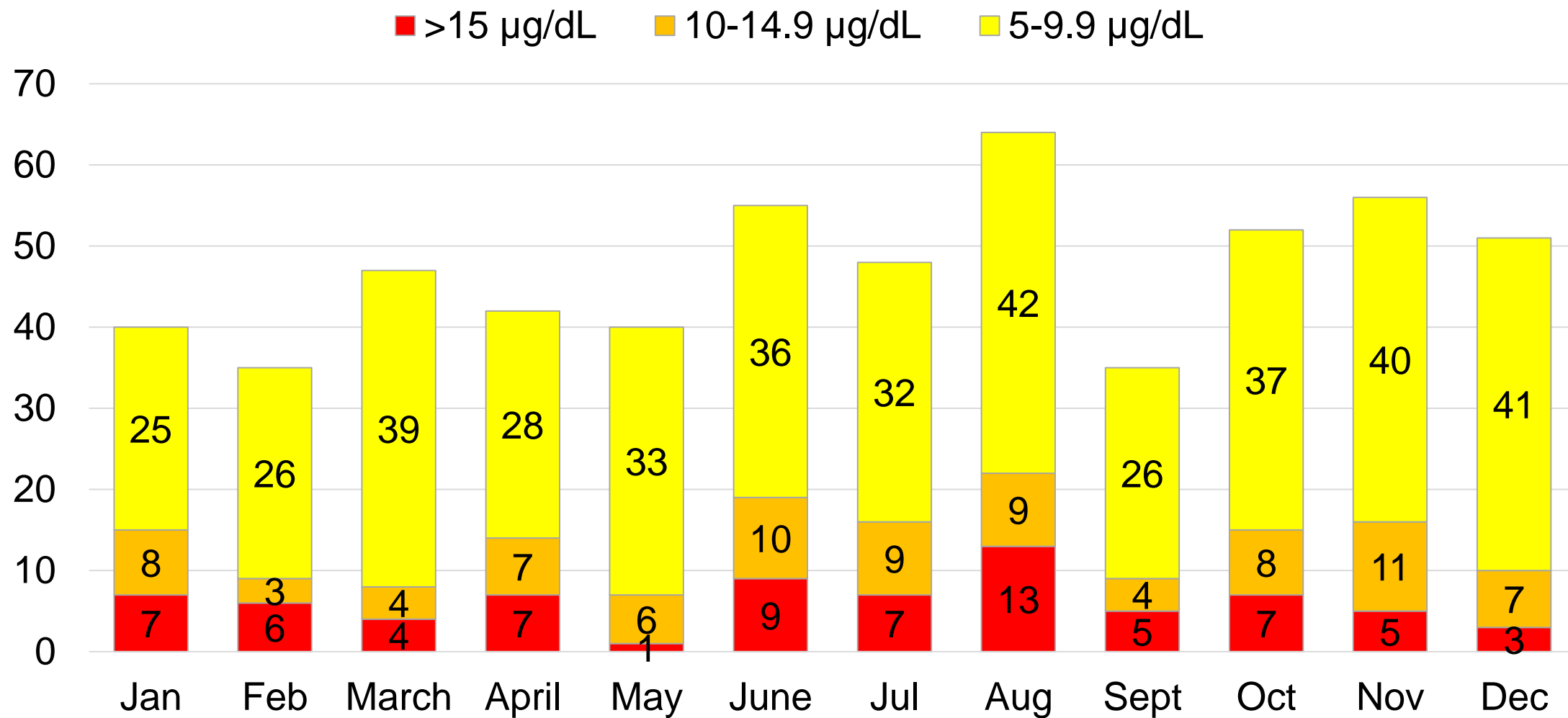
Lower levels of lead

- Blood lead levels as low as 2 $\mu\text{g/dL}$, which do not cause distinctive symptoms, are associated with decreased intelligence and impaired neurobehavioral development.

79% of High Risk Children are not tested for lead poisoning.



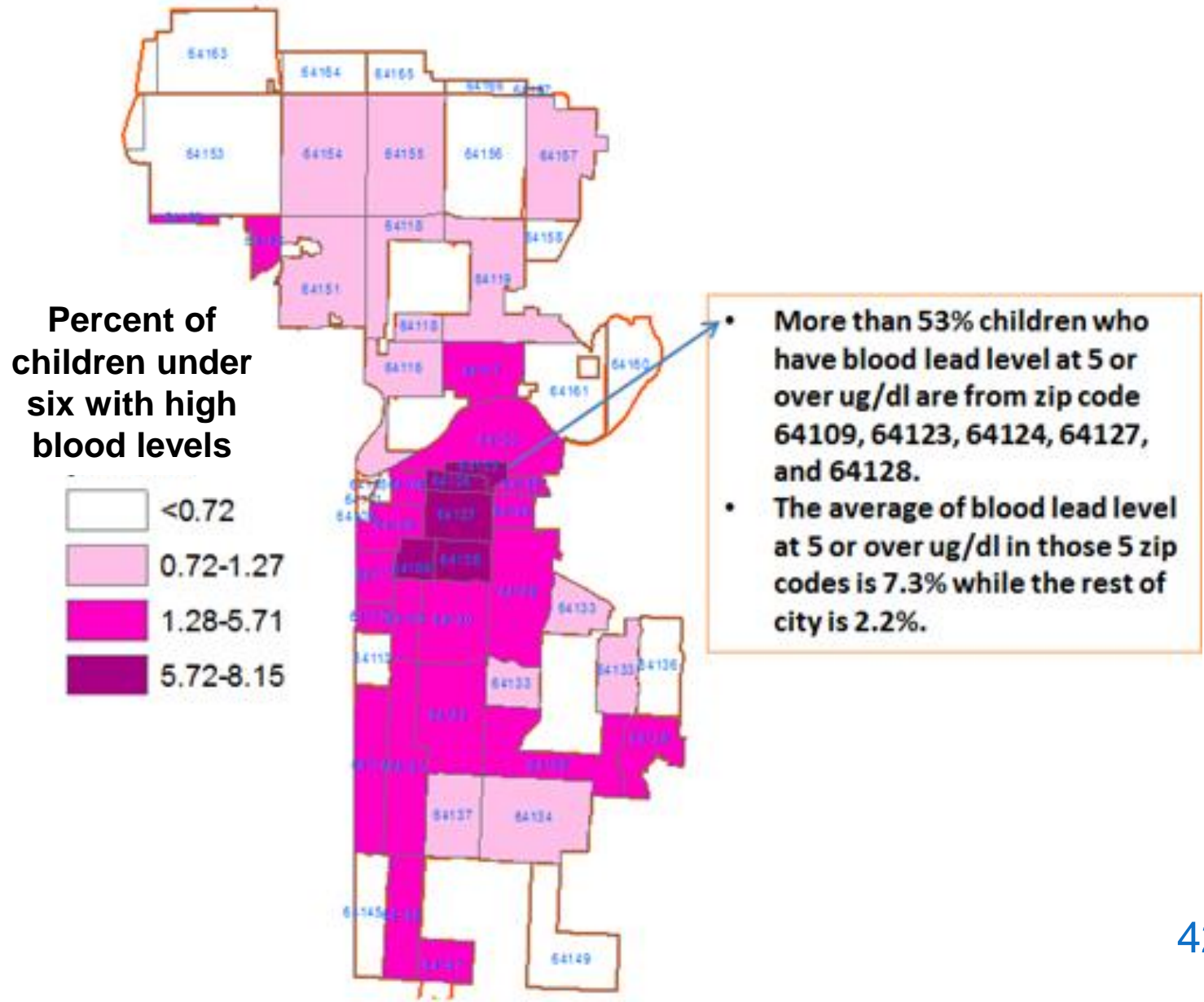
Children in KCMO with Elevated Blood Lead Levels, by Lead Level (2016, by Month)



Lead Poisoning in Children by Geography

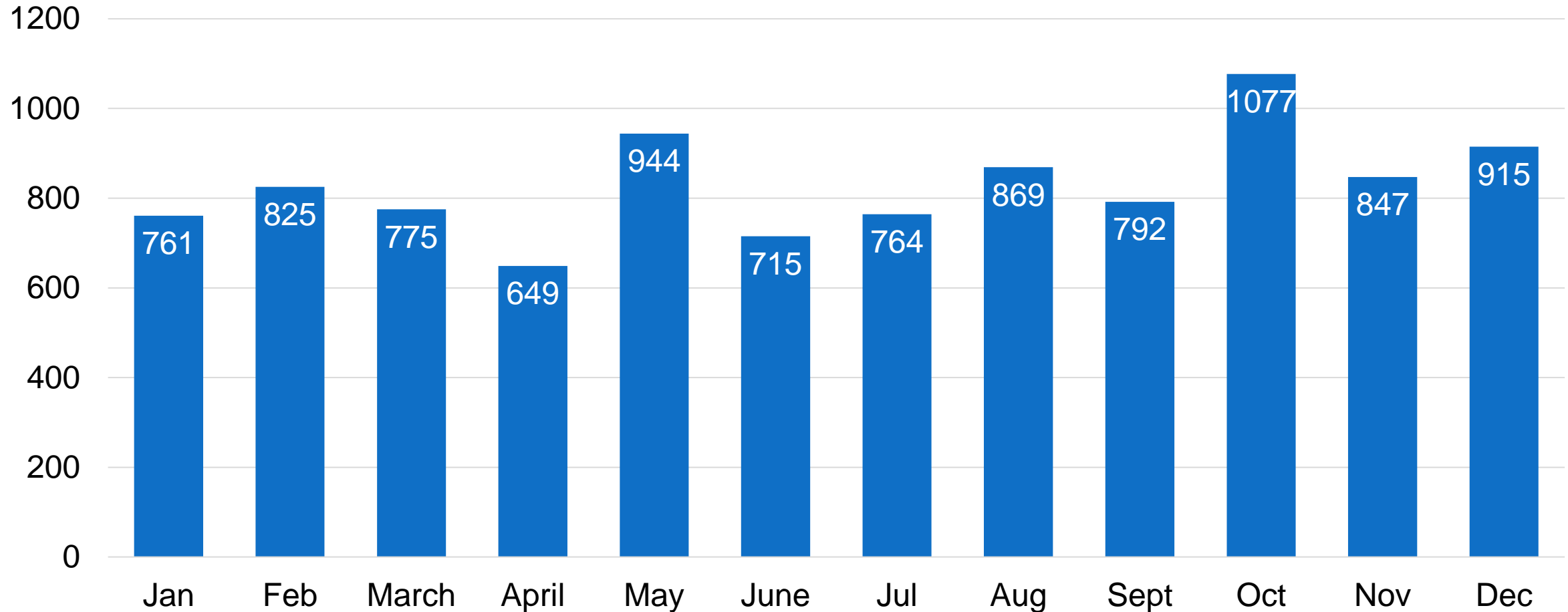
The incidence of lead poisoning in children is disproportionately located in urban core neighborhoods.

This is related to both the age of housing stock and the incidence of poverty/substandard housing, which is an indicator of risk for lead poisoning.



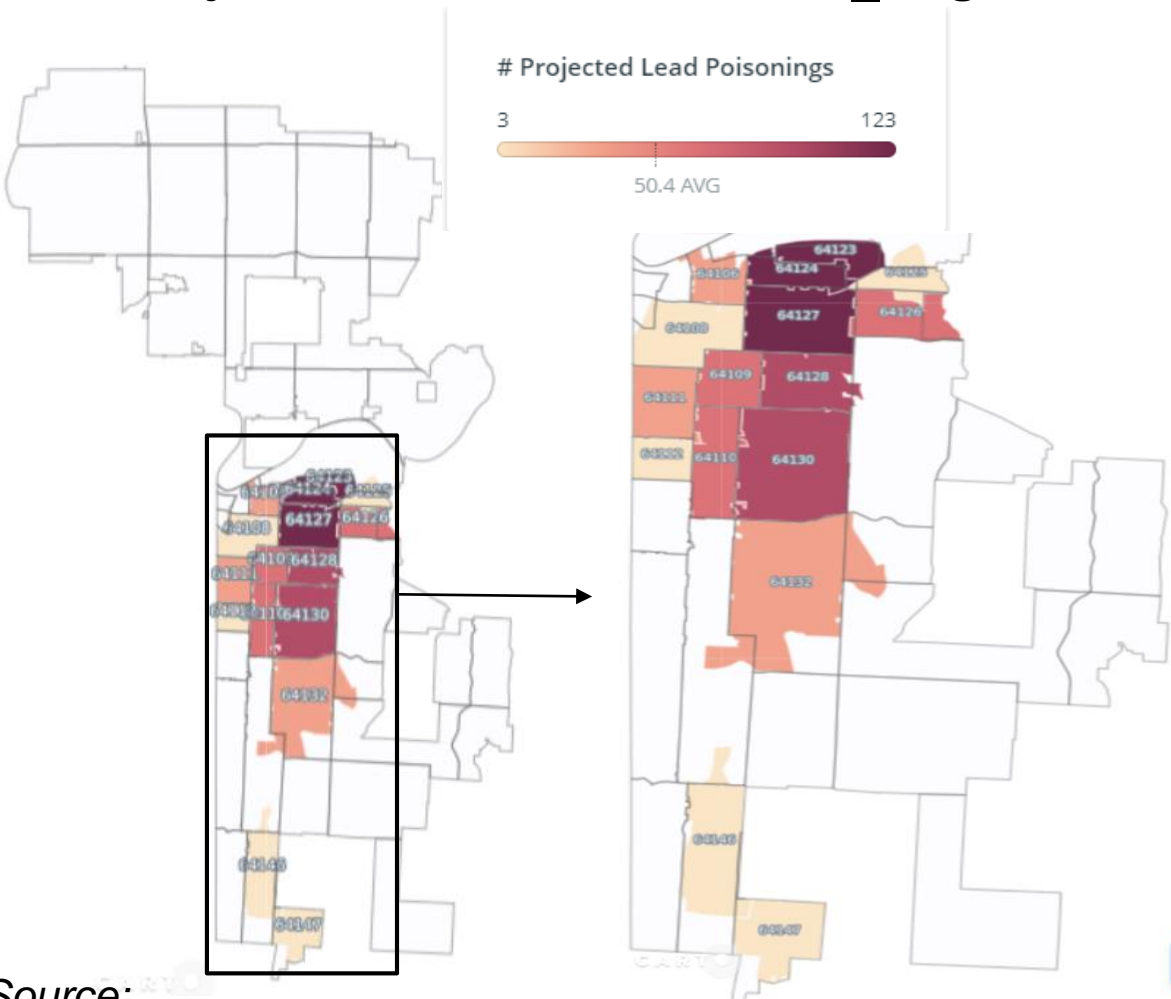
Children Tested for EBLs in Kansas City (2016, by Month)

■ Number of Children Tested

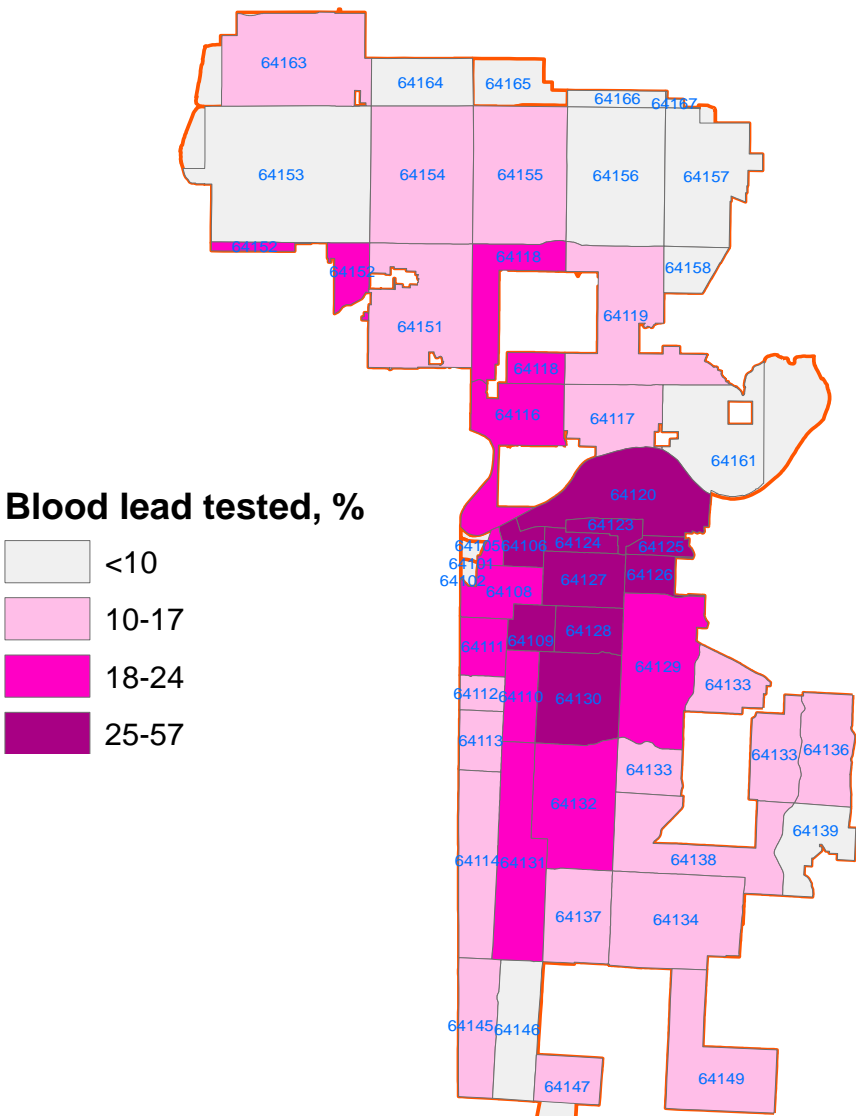


Lead Poisoning and Testing of Children by Zip Code

Projection of children with EBL $\geq 5\mu\text{g/dl}$



Proportion of Children Tested for Lead by Zip Code, 2015



Source:
Health
Department

Total Projection of **806** children that are lead poisoned in the City

Number of Homes Remediated for Lead

157,166 homes in KC were built prior to 1978 and thus are at risk for containing lead paint

2,552 homes have been remediated by LeadSafeKC using **\$19,440,778** in HUD funding since 1997

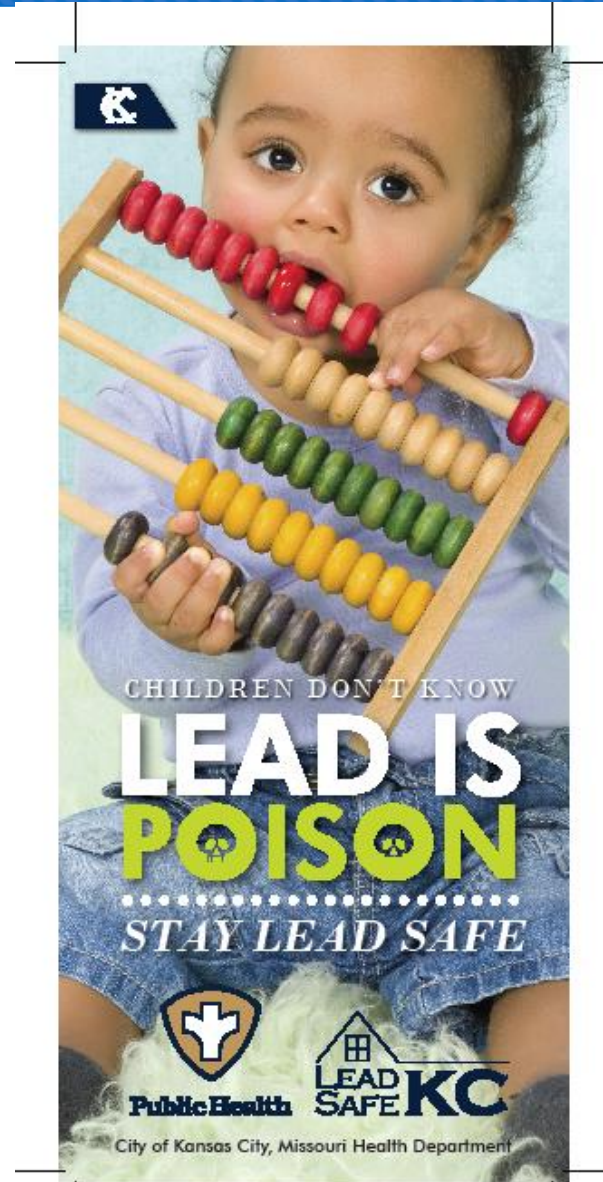
< 2% of the potential homes in need of remediation have been addressed through LeadSafe KC

Housing and Urban Development Grant 2017

- 100+ agencies applied for 2017 HUD grant
- 28 recipients
- Kansas City Missouri Health Department received \$2,900,000 (maximum amount allotted)
- KCHD received highest score (95.75) of all applications submitted

Communication on Housing Lead Prevention

- Created four infographics for LeadSafe KC
- Launched video campaign
- Water bill insert



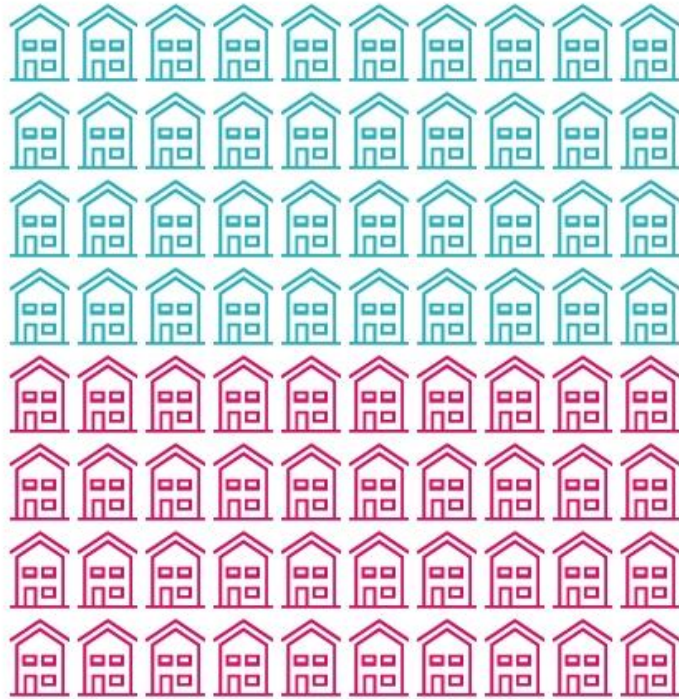
Objective:

Implement a Healthy Homes Inspections program through the Health Department to protect rental property occupants from environmental hazards and improve energy efficiency

Rental Housing in Kansas City

34% of housing units in KCMO are rental units
or
65,373 housing units are rental units

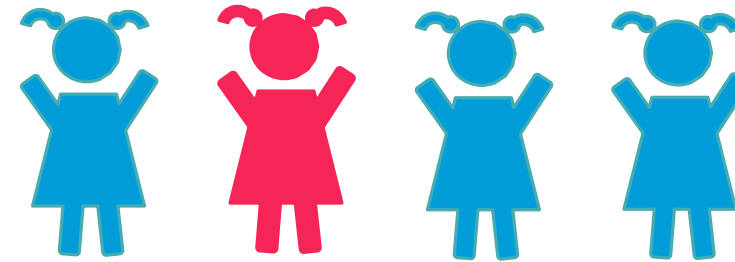
Rental Housing Realities in KCMO



**Almost half of all KCMO residents
live in rental units**

Approximately 200,000 residents of
Kansas City, Missouri live in rental units

**1 in 4 families renting in the Kansas
City Metro has a child with asthma**



Asthma can be worsened by
certain environmental hazards like
dust mites, mold, cockroaches,
and other pests. (CDC)

Every year, one in five children
with asthma has to go to the ER
for asthma related care. (CDC)

Metro Rental Homes Are Half As Likely To Be Tested For Radon

- Radon is a radioactive gas and is the second leading cause of lung cancer after cigarette smoking
- It contributes to 21,000 lung cancer related deaths every year (EPA)
- Testing the home is the only effective way to determine whether there's a high risk of radon exposure (CDC, 2017)

Renters are Twice as Likely to Live in Homes with Neglected Maintenance

- Metro renters were twice as likely to have broken stairways, broken toilets, and holes in the roof
- Metro renters were also twice as likely to go without heat for more than 1 day in the winter

State of Current City Efforts

Initiatives

- Healthy Homes Program
- LeadSafeKC Program
- Integrated Pest Management Program

Strengths

- LeadSafeKC grant funding allows for completion of home repairs, accompanied by an inspection for hazards
- Trained support staff for current programs

Weaknesses

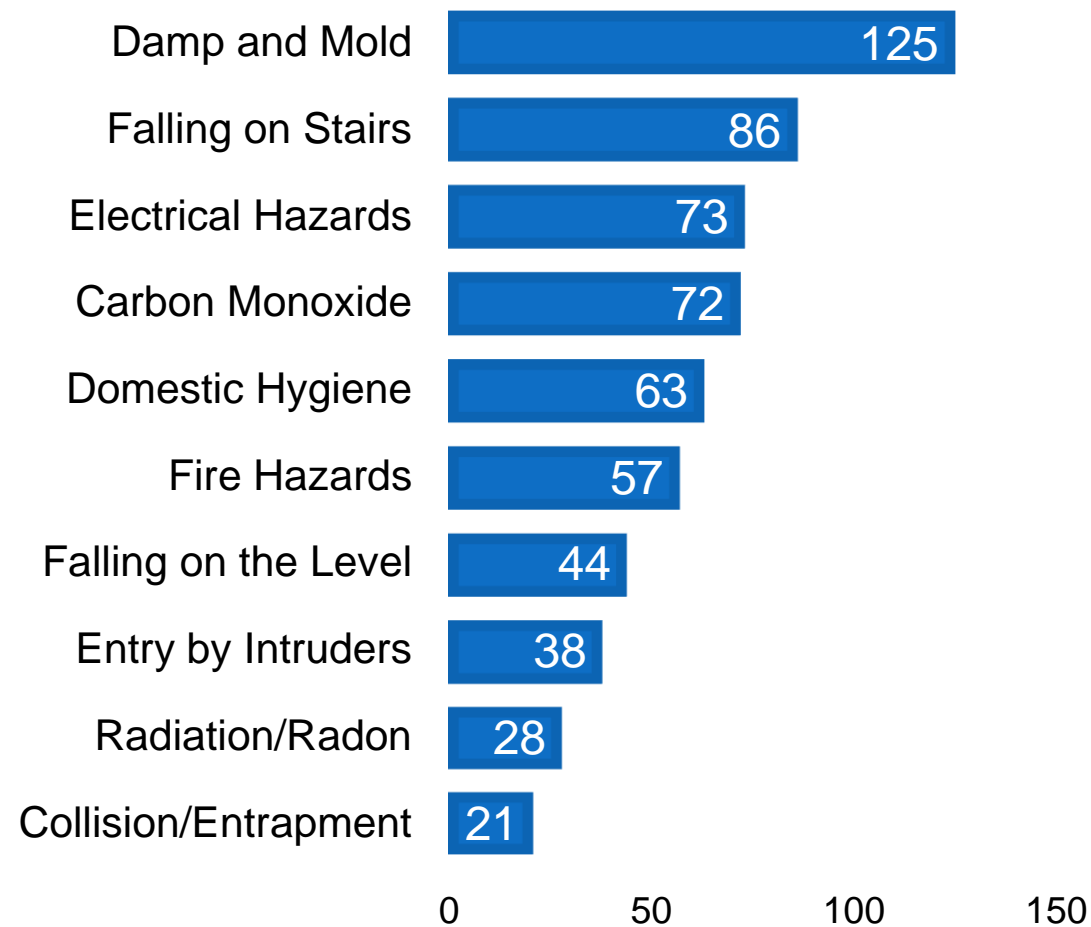
- Lack of enforcement and compliance
- Unsecured federal funding and insufficient funding

Risk Assessment Inspections through LeadSafe KC

During prior HUD grant, 197 units received risk assessments for healthy homes hazards.



Most Common Healthy Homes Hazards (from HUD grant dataset, 5/12-5/15)



Key Challenges

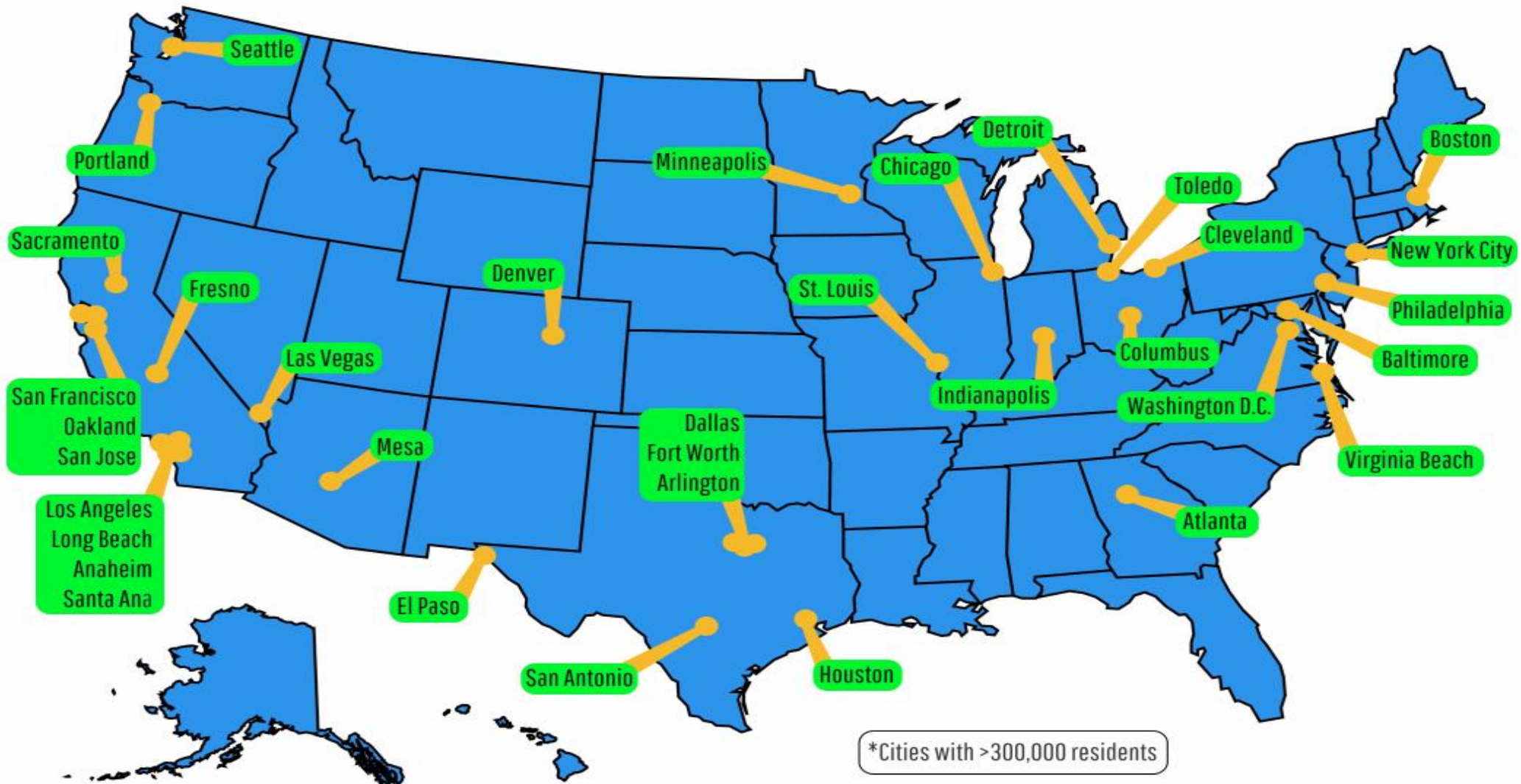
Budget
Constraints

Opposition From
Property
Owners And
Industry

Lack Of
Enforcement

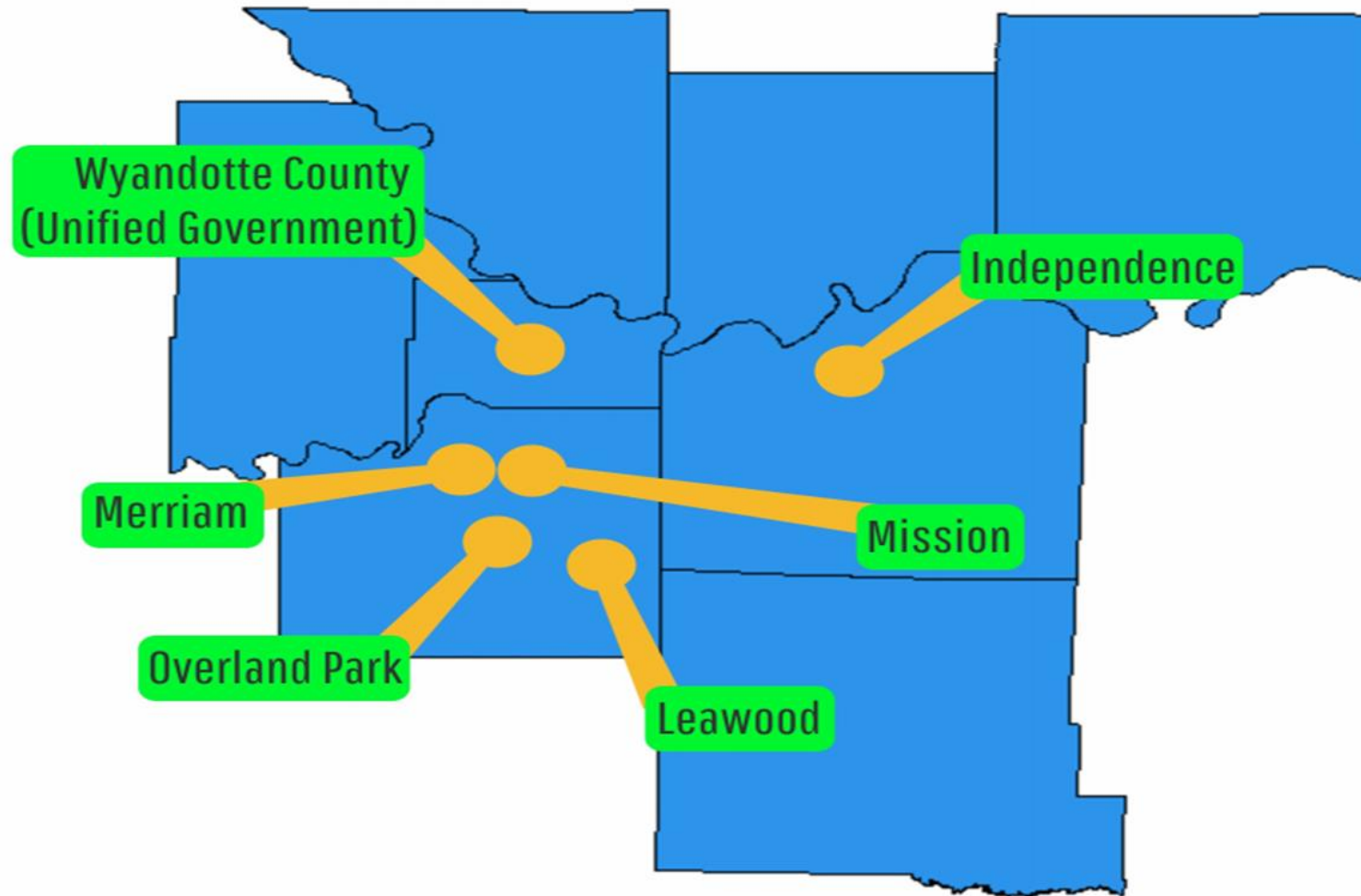
Large Cities with Rental Inspection Programs

U.S. CITIES* WITH RENTAL INSPECTION ORDINANCES




Local Jurisdictions with Rental Ordinances

Metro Cities with Rental Inspection Ordinances




Rental Housing Inspection Form Proposal

- Life Safety
- General Sanitation Kitchen
- General Sanitation Restroom
- Water Supply and Waste Water Disposal
- Sanitary Condition for Refuse
- Pest Management
- Heating & Cooling
- Ventilation
- Electrical Safety
- Lead Hazards and Safety



KCMO HEALTH DEPARTMENT
Healthy Homes Rental Inspection Program
 2400 TROOST AVE, SUITE 3400
 KANSAS CITY, MO 64108
 Phone: (816) 513-6198 Fax: (816) 513-6290



Healthy Homes Rental Inspection Report

PROPERTY OWNER										ZIP CODE									
ADDRESS										TELEPHONE									
PURPOSE <input type="checkbox"/> Annual <input type="checkbox"/> Follow-up <input type="checkbox"/> Complaint <input type="checkbox"/> Field Visit <input type="checkbox"/> Other										NUMBER OF BEDROOMS									
NUMBER OF RESIDENTS																			

IN = In Compliance OUT = Not in Compliance N/O = Not Observed N/A = Not Applicable COS = Corrected on Site R = Repeat Violation

Compliance Status					COS	R	Compliance Status					COS	R
Life Safety													
1	IN	OUT	N/O	N/A			28	IN	OUT	N/O	N/A		
Smoke Alarm Present							Heat Provided						
2	IN	OUT	N/O	N/A			29	IN	OUT	N/O	N/A		
Carbon Monoxide Level 0							Heat Maintaining Temperature above 65°F						
3	IN	OUT	N/O	N/A			30	IN	OUT	N/O	N/A		
Exits Free of Obstruction							Heating Devices Properly Ventilated (Water and Furnace)						
4	IN	OUT	N/O	N/A			31	IN	OUT	N/O	N/A		
Handrails For All Stairways (Over 3 Steps)							Furnace Filter Installed and Functioning						
5	IN	OUT	N/O	N/A			Ventilation						
Gas Leak Inside Structure							32	IN	OUT	N/O	N/A		
Windows Open for Egress							No Reported/Visible Chemical Supplies						
7	IN	OUT	N/O	N/A			33	IN	OUT	N/O	N/A		
No Active Water Leak							Restrooms Properly Ventilated (Window or Fan)						
General Sanitation Kitchen						34	IN	OUT	N/O	N/A			
8	IN	OUT	N/O	N/A			Electrical Safety						
Kitchen Sink Present/No leaks							35	IN	OUT	N/O	N/A		
9	IN	OUT	N/O	N/A			Outlet Covers and Switchplates Present						
Hot and Cold Water Available							36	IN	OUT	N/O	N/A		
10	IN	OUT	N/O	N/A			Cover On Fusebox						
Countertops Non-Absorbent							37	IN	OUT	N/O	N/A		
11	IN	OUT	N/O	N/A			Electrical System Maintained & In Good Repair						
Flooring Smooth, Easily Cleanable, Non-Absorbent							Structural Safety						
General Sanitation Restroom						38	IN	OUT	N/O	N/A			
12	IN	OUT	N/O	N/A			Home Structurally Sound						
Bathroom Sink, Toilet, Shower/Tub Available							39	IN	OUT	N/O	N/A		
13	IN	OUT	N/O	N/A			Free of Standing Water						
Toilets Working Condition							40	IN	OUT	N/O	N/A		
14	IN	OUT	N/O	N/A			Exterior Doors Lockable and Secure						
Flooring Smooth, Easily Cleanable, Non-Absorbent							41	IN	OUT	N/O	N/A		
15	IN	OUT	N/O	N/A			Holes in Floor (Greater than 2 inches)						
Hot and Cold Water Available							42	IN	OUT	N/O	N/A		
16	IN	OUT	N/O	N/A			Steel or Brass Gas Lines						
Watertight Shower Enclosure							Lead Hazards and Safety						
Water Supply and Wastewater Disposal						43	IN	OUT	N/O	N/A			
17	IN	OUT	N/O	N/A			Unit Built Prior to 1978						
Water Supply On & Available							44	IN	OUT	N/O	N/A		
18	IN	OUT	N/O	N/A			Suspect Mold Present						
No Plumbing Back Up							45	IN	OUT	N/O	N/A		
19	IN	OUT	N/O	N/A			Wet Building Components Present						
Hot Water Present							46	IN	OUT	N/O	N/A		
20	IN	OUT	N/O	N/A			Tenants Provided "Protect Your Family from Lead in Your Home"						
Hot Water Safety (Temp Max 120 degrees)							47	IN	OUT	N/O	N/A		
Sanitary Conditions for Refuse						48	IN	OUT	N/O	N/A			
21	IN	OUT	N/O	N/A			Interior Free of Chipped Paint						
Trash Receptacle Durable, Covered							49	IN	OUT	N/O	N/A		
22	IN	OUT	N/O	N/A			Wooden Windows Installed Prior to 1978						
Recycling Receptacle Present							50	IN	OUT	N/O	N/A		
Pest Management						Window Wells Free of Debris							
25	IN	OUT	N/O	N/A			Adequate Stairwell Lighting						
Evidence of Pest Harborage													
27	IN	OUT	N/O	N/A									
Evidence of Pests (Minor/Major)													
27	IN	OUT	N/O	N/A									
Building Free from Points of Entry for Pests													

DATE INSPECTED		ANNUAL INSPECTION PASSED: <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A		RECEIVED BY PRINT	
INSPECTED BY				RECEIVED BY SIGN	

Landlord Engagement and Feedback

- Held multiple meetings with landlords association(s) and representatives throughout the metro area.
- Concerns expressed were:
 - Regulation is for “Good landlords” and “Slumlords.” Only “Slumlords” need to be regulated.
 - “Good landlords” will be penalized for and paying instead of “Slumlords.”
 - Would require too much time as a business owner to schedule inspections with the Health Department

Two Proposals?

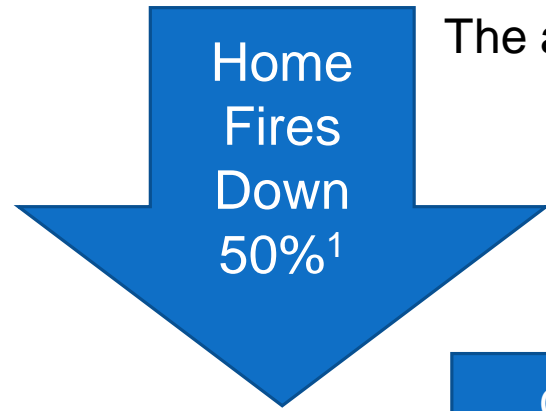
Inspection Based Program

- Routine inspections of all units every 36 months
- If violations were noted a routine follow up inspection would be assigned
- Compliance plans would be established for abatement of violations
- Minimal annual permit review fee every 36 months.

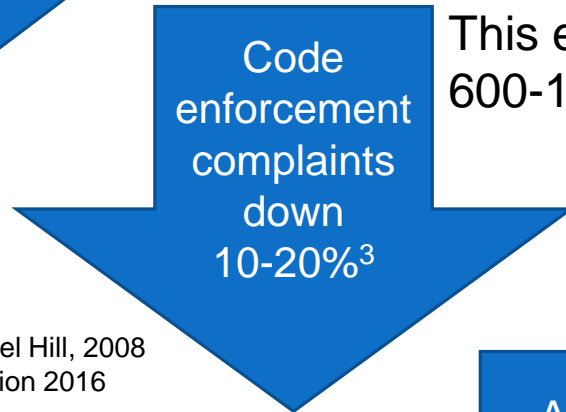
Complaint Based Program

- Program would respond only to complaints received
- If violations were noted a routine inspection would be conducted
- Compliance plans would be established for abatement of violations
- Minimal annual permit review fee

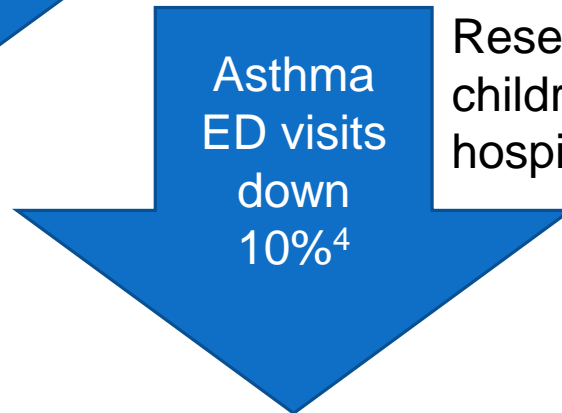
Return on Investment



The average home fire costs \$8,500 to rebuild/remediate.²



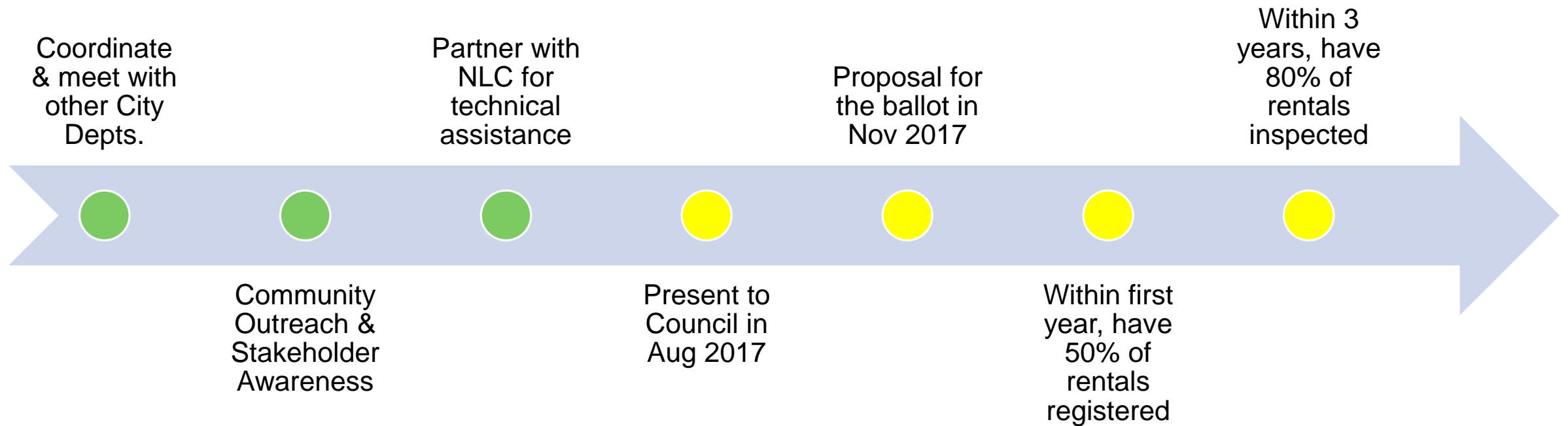
This estimate translates into a potential decrease of 600-1,200 property violations cases created per year.



Research shows that between 21-39% of asthma attacks in children 0-6 are a result of indoor air quality.⁵ The average hospital charge for an ED visit for asthma is roughly \$5,000.⁶

- (1) Carol Cooley Hickey, UNC-Chapel Hill, 2008
- (2) National Fire Protection Association 2016 Statistics
- (3) Human Impact Partners & Legal Aid of Marin, 2012
- (4) KCHD Analysis based on Jacobs DE, Brown MJ, Baeder A, et al. A systematic review of housing interventions and health: Introduction, methods, and summary findings
- (5) Ibid and http://www.changelabsolutions.org/sites/default/files/Healthy_Housing_Proactive_Rental_Inspection_FINAL_20140421.pdf
- (6) National Center for Health Statistics

Progress Timeline



Objective:

Neighborhoods and Housing Services, Environmental Quality, and the Healthy Department collaborate and identify funding sources to improve and maximize energy efficiency to reduce costs for the residents of Kansas City, with emphasis on low-income householders, and multi-family low-income housing.

Energy Efficiency Programs and Policies

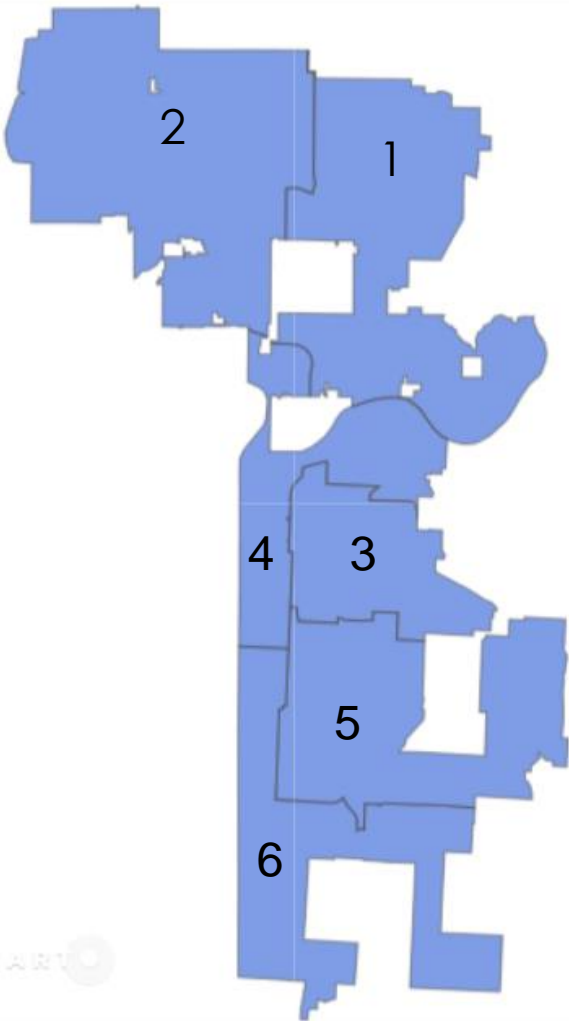
- Low-income weatherization funded by utilities is done by Community Services
- LeadSafeKC work provides weatherization benefits
- Minor Home Repair program provides weatherization benefits
- PACE programs help people who can qualify for loans with weatherization

Residential PACE Program Usage

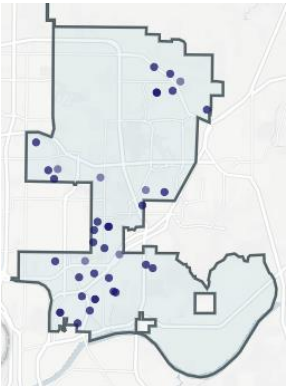
- In September 2016, the Missouri Clean Energy District launched HERO, a residential PACE loan program operated by Renovate America, a company based in California with extensive experience in making residential loans for energy efficiency & renewable energy projects
- As of June 27, 2017 the HERO program has achieved the following results in KCMO:
 - 914 residential loan applications received
 - 545 residential loans approved
 - 255 homes completed/426 improvements made – 358 energy efficiency projects and 68 residential solar energy installations
 - Total value of projects completed - \$4.0 million
- The Alliance for a Sustainable Future is working on a case study that will highlight the city's PACE program efforts.

HERO Program Impact by Council District

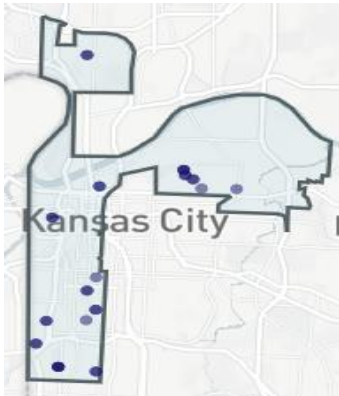
KCMO Council Districts



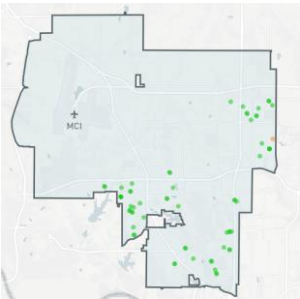
Council District 1
Homes Improved: 47
Amount Funded: 686K



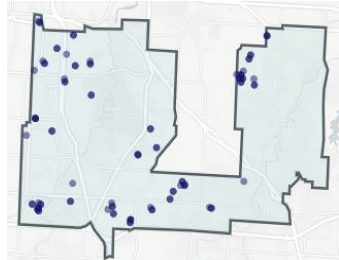
Council District 4
Homes Improved: 20
Amount Funded: 393K



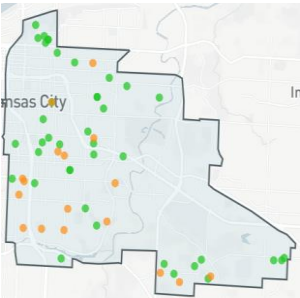
Council District 2
Homes Improved: 42
Amount Funded: 785K



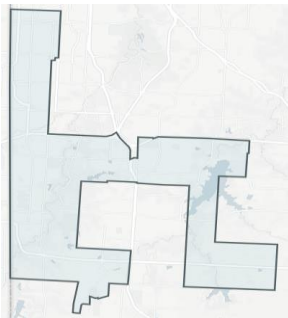
Council District 5
Homes Improved: 62
Amount Funded: 987K



Council District 3
Homes Improved: 53
Amount Funded: 719K



Council District 6
Homes Improved: 63
Amount Funded: 920K



State of Missouri Legislation: Senate Bill 112

When

- In 2017, the Missouri General Assembly adopted and Governor Greitens signed Senate Bill 112

What

- SB 112 includes a provision that eliminates language in the Missouri Energy Efficiency Investment Act that prohibited recipients of Low-Income Housing Tax Credits or Historic Preservation Tax Credits from receiving energy efficiency rebates from energy utilities

Impact

- Assuming LIHTC and Historic Preservation tax credits are retained, recipient projects will also be eligible to receive energy efficiency rebates

Questions?

Stay up to date on progress at kcstat.kcmo.org

#KCStat

Next KCStat:

August 1, 9 AM: Neighborhoods and Healthy Communities

